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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

September 11, 2013

Bonnie Hardy
9750 Lot 1 Ben Hamilton Road
Theodore, AL 36582

Re: **Case #SUB2013-00076**
Bonnie Hardy Family Division Subdivision
9750 Ben Hamilton Road
(North side of Ben Hamilton Road, 8/10± mile West of Airport Road).
Number of Lots / Acres: 3 Lots / 9.8± Acres
Engineer / Surveyor: Polysurveying-Engineering – Land Surveying
County

Dear Applicant(s)/ Property Owner(s):

At its meeting on September 5, 2013, the Planning Commission waived Sections V.D.3 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the minimum building setback line on Lot 1 to comply with Section V.D.2 of the Subdivision Regulations. Lot 2 and Lot 3 the 25-foot minimum building setback line should be retained on the Final Plat;
- 2) placement of a note on the final plat limiting each lot to one curb-cut each with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 3) retention of the lot size information for the Final Plat;
- 4) placement of a note that there shall be no additional subdivision of lots 1 – 3 until additional frontage on a public road is provided;
- 5) placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility*

- requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);*
- 6) *placement of a note on the Final Plat stating: (The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
 - 7) *placement of a note on the Final Plat stating: (This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.); and*
 - 8) *compliance with Fire Department comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.)*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

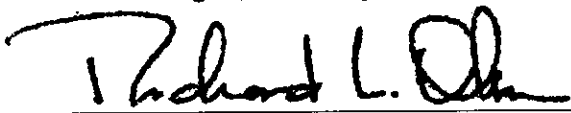
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Polysurveying and Engineering