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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

July 17, 2013

The Estate of Clifford H. Jackson Jr.
Co-Executor Patricia Jackson
3755 Cottage Hill Road
Theodore, Alabama 36609

Re: **Case #SUB2013-00049**
Motel Court Subdivision, Phase 4
Southeast corner of Motel Court and Coca Cola Road.
2 Lots / 7.7± Acres

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

At its meeting on July 11, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for flooding issues, prior to the issuance of any permits or land disturbance activities;
- 2) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 3) submittal of 7 copies of the final plat for phase one;
- 4) the placement of a note on the final plat stating the driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and
- 5) compliance with City Engineering comments: *(1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 3. Add a note to the plat stating that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with*

the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).4. Dedicate a 25' radius at the northeast corner of Lot 6 to Public ROW.5. Add a note to the Plat that no development is allowed within the existing FLOODWAY. Any proposed development will require a submittal of a Flood Study by a Licensed Professional Engineer for review and approval by the City Engineer and FEMA).

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: Rowe Surveying & Engineering Co. Inc.