

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 25, 2013

Ledian M. Williams
2237 Bear Fork Road
Whistler, AL 36612

Re: Case #SUB2013-00126
Ledian M. Williams Subdivision
South side of Bear Fork Road, 470'± West of Salem Street.
2 Lots / 4.4± Acres

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

At its meeting on November 21, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Dedication, if necessary, to provide 30' from the centerline of Bear Fork Road;**
- 2) **Retention of the 25-foot minimum setback line and lot size information on the Final Plat and adjusted for dedication;**
- 3) **Placement of a note on the Final Plat limiting each lot one curb-cut to Bear Fork Road with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **Placement of a note on the Final Plat stating: *(The approval of all applicable federal, state and local environmental agencies is required for wetland and flood zone issues prior to the issuance of any permits or land disturbance activities.);***
- 5) **Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***
- 6) **Compliance with Engineering Comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: a. 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). b. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all***

stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. c. Add a signature block for the Traffic Engineer. d. There are two (2) signature blocks for the County Engineer. One is labeled Mobile County Engineer. e. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. f. Show and label the MFFE (Minimum Finished Floor Elevation) on LOT 2. g. Provide and label the POC, the POB, and the tie line in between the two points. h. Provide a Drainage Easement for the existing drainage ditch. Size and location to be approved by the City Engineer.);

- 7) **Compliance with Traffic Engineering Comments:** *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) **Compliance with Urban Forestry Comments:** *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).); and*
- 9) **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.

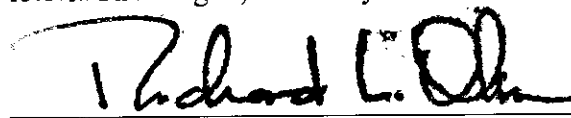
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.