



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 5, 2016

MAWSS  
P. O. Box 180249  
Mobile, AL 36618

**Re: 4115 Riviere Du Chien Road**  
(West side of Riviere Du Chien Road at the West terminus of Leighton Place  
Drive)[an unimproved road].  
Council District 4  
**SUB2016-00130 (Subdivision)**  
**Halls Mill Road Plant Subdivision**

Dear Applicant(s):

At its meeting on December 1, 2016, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:**

- 1) retention of the lot size in square feet and acres;
- 2) retention of the 50' wide access road easement;
- 3) illustration of the 25' minimum setback for the lot, as a box around the point where the access road easement abuts the lot;
- 4) placement of a note stating that the lot is limited to one curb cut to the 50' wide access road;
- 5) compliance with Engineering comments (***FINAL PLAT COMMENTS** (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Review and revise the plan or the written legal description to match. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide and label the monument set or found at each subdivision corner. E. Add a note to the SUBDIVISION PLAT stating that a Land*

**Halls Mill Road Plant Subdivision**  
**December 5, 2016**

*Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. F. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);*

- 6) *compliance with Traffic Engineering comments (Site is limited to its existing access point, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required onsite parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) *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 2015-116 and City Code Chapters 57 and 64).);*
- 8) *compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).); and*
- 9) *completion of the Subdivision process prior to requests for final inspections.*

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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

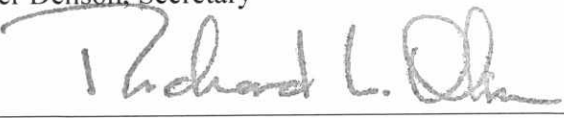
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By: \_\_\_\_\_

  
Richard Olsen  
Deputy Director of Planning

cc: McCrory & Williams, Inc.



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P. O. Box 180249  
Mobile, AL 36618

**Re: 4115 Riviere Du Chien Road**  
**(West side of Riviere Du Chien Road at the West terminus of Leighton Place Drive)[an unimproved road].**  
Council District 4  
**ZON2016-02225 (Planning Approval)**  
**Halls Mill Road Plant Subdivision**

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

At its meeting on December 1, 2016, the Planning Commission considered for Planning Approval to allow a sewage pumping station with attenuation ponds in an R-1 Single-Family Residential District.

**After discussion, the Planning Commission approved the above referenced request, subject to the following conditions:**

- 1) **compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 2. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or***

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*other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer. 4. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan (signed and notarized by the Owner) for the facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*

- 2) compliance with Traffic Engineering comments (Site is limited to its existing access point, with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required onsite parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);**
- 3) 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 2015-116 and City Code Chapters 57 and 64).);**
- 4) compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).);**
- 5) provision of odor control measures as referenced by the applicant in the Public Hearing; and**
- 6) full compliance with all municipal codes and ordinances.**

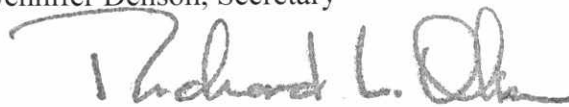
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning & Zoning

cc: McCrory & Williams, Inc.