



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 7, 2012

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
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CITY CLERK  
LISA C. LAMBERT

Joey D. & Rebecca L. Pilgrim  
2560 Crescent Drive North  
Mobile, AL 36605

Re: **Case #SUB2012-00064**  
**Dog River Crescent Subdivision, Re-subdivision of Lots 20, 21 & 22**  
2558 & 2560 Crescent Drive North  
(North side of Crescent Drive North, 60'± East of Crescent Drive West)  
**Number of Lots / Acres:** 2 Lots / 1.3± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
Council District 4

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to depict the existing right-of-way width for Crescent Drive North;
- 2) revision of the plat to depict dedication along Crescent Drive North to provide 25-feet from centerline;
- 3) revision of the 25-foot minimum building setback line to reflect dedication;
- 4) labeling of the lot size in square feet, reflecting dedication;
- 5) placement of a note on the final plat stating that each lot is limited to one curb-cut, with the size, design, and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.
- 6) compliance with Engineering comments "1. Any land disturbance or construction activity is required to be in conformance with the Stormwater Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984). Any land disturbing activity or construction that was completed without obtaining the proper permits shall be required to obtain proper permits prior to signature of the final plat. 2. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes);"

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- 7) **compliance with Fire 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;"**
- 8) **approval of all applicable federal, state, and local agencies for floodplain issues prior to the issuance of any permits or land disturbance activities;**
- 9) **placement of a note on the plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 10) **after the fact permitting of the garage and pool at 2560 Crescent Drive North, including land disturbance and building permit applications within 6 months of Subdivision approval;**
- 11) **completion via final inspections of all other permits associated with the expansion and renovation of the house prior to the signing of the final plat; and,**
- 12) **full compliance with all other municipal codes and ordinances.**

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 (DXF or DWG -- AutoCAD 2007 compatible) 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](mailto:travisz@cityofmobile.org).

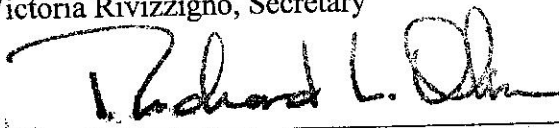
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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



Richard Olsen  
Deputy Director of Planning

cc: David Kent & Darlene C. Ball  
Byrd Surveying, Inc.