

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 22, 2008

William J. Jordan  
1265 Forest Hill Drive  
Mobile, AL 36618

**Re: Case #SUB2008-00017**

**Bienville Forest Subdivision**

4901 Brooke Court, and 1265 Forest Hill Drive

(South side of Brooke Court at its East terminus, extending to the West side of Forest Hill Drive, at the West terminus of Tulane Drive).

2 Lots / 1.8± Acres

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

At its meeting on February 21, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Brooke Court and Lot 2 is limited to one curb cut to Forest Hill Drive, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) removal of the metal canopy and shed from easements with appropriate permits prior to signing the final plat;
- 3) placement of a note on the final plat stating that no construction of structures is allowed within drainage and utility easements;
- 4) revision of the legal description prior to signing the final plat;
- 5) placement of a note on the final plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 6) subject to Engineering Comments: *(It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.)*

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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 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](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: Richard L. Patrick, PLS  
Michael L. & Sarah H. Ward