



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Glenn A. & Janet B. Cochran
1212 Macarthur Place Court
Mobile, AL 36609

Re: Case #SUB2012-00111
Cochran Family Riverside Estate Subdivision
3801 Riviere Du Chien Road
(South side of Riviere Du Chien Road, 130'± West of the South terminus of St Andrews Loop East)
Number of Lots / Acres: 4 Lots / 4.9± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 4

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that the site is limited to a total of two (2) curb-cuts, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.**
- 2) **revision of the 25-foot minimum building setback line to be located where each lot is a minimum of 60-feet in width (specifically Lot 4), as required by Section V.D.9. of the Subdivision Regulations;**
- 3) **the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 4) **compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Label/show the existing common property line for lots 39 and 40A. 2. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 3. A signature for the Traffic Engineering Department shall be placed on the Final Plat. 4. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and 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).);

- 5) **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*);**
- 6) **approval of all applicable federal, state and local agencies for floodplain and wetland issues prior to the issuance of any permits or land disturbance activities; and**
- 7) **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.**

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.

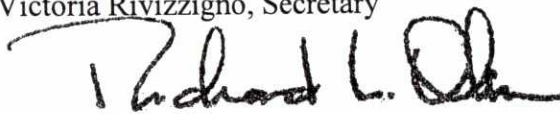
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.