

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 16, 2005

Loupe Development  
19644 South Muirfield Circle  
Baton Rouge, LA 70810

**Re: Case #ZON2005-01291 (Planned Unit Development)**

**D'Iberville Town Homes Subdivision**

South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.

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

At its meeting on September 15, 2005, the Planning Commission considered for Planned Unit Development the site plan to reduced lot widths, reduced building setbacks, increased site coverage, shared parking, and reduced street widths in a single-family residential town home subdivision.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) **completion of the subdivision process;**
- 2) **development limited to the plans as revised for private streets, received August 15, 2005;**
- 3) **full compliance with Engineering Department Comments (Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. Engineering will require a drainage easement be dedicated for maintenance of any existing stormwater drainage system located on the property that handles water discharged from a public rights-of-way. The width of the easement is dependant upon the width of the existing drainage-way from top of bank to top of bank plus approximately 10 feet on one side for access purposes. Engineering recommends requiring a minimum of a 25 feet stream bank buffer (from the top of the bank) to protect the highly sensitive Campground Branch stream. The buffer should be left vegetated. A Hold Harmless agreement will be required for any stormwater discharge onto an adjacent property owner if the discharge has been increased or concentrated);**
- 4) **compliance with Urban Forestry comments for the overall development;**

**D'Iberville Town Homes Subdivision**

**September 16, 2005**

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- 5) design of apparatus turn-arounds to be approved by the Fire Department;  
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**

Victor McSwain, Secretary

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

Richard Olsen

Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 16, 2005

John F. Loupe/ Loupe Development, L.L.C.  
19644 S. Muirfield Circle  
Baton Rouge, LA 70810

**Re: Case #2005-00132 (Subdivision)**

**D'Iberville Town Homes Subdivision**

South side of Southland Drive, 800'± West of Knollwood Drive, extending to the West terminus of Southland Drive.

58 Lots / 10.8± Acres

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

At its meeting on September 15, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with Section VIII.E.2 for private streets (minimum standards, maintenance, etc);**
- 2) **full compliance with Engineering Department Standards (Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. Engineering will require a drainage easement be dedicated for maintenance of any existing stormwater drainage system located on the property that handles water discharged from a public rights-of-way. The width of the easement is dependant upon the width of the existing drainage-way from top of bank to top of bank plus approximately 10 feet on one side for access purposes. Engineering recommends requiring a minimum of a 25 feet stream bank buffer (from the top of the bank) to protect the highly sensitive Campground Branch stream. The buffer should be left vegetated. A Hold Harmless agreement will be required for any stormwater discharge onto an adjacent property owner if the discharge has been increased or concentrated);**
- 3) **all areas not designated as lots be designated as Common Area, and the placement of a note on the final plat stating that maintenance of all common areas and detention facilities shall be the responsibility of the property owners; and**
- 4) **design of apparatus turn-arounds to be approved by the Fire Department.**

**D'Iberville Town Homes Subdivision**

**September 1, 2005**

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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 [olsen@cityofmobile.org](mailto:olsen@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Victor McSwain, Secretary

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

Richard Olsen

Deputy Director of Planning

cc: SJB Group, Inc.