

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 15, 2013

Andrew L. Smith  
3601 Springhill Bus. Park Ste 102  
Mobile, Alabama 36608

**Re: Case #SUB2012-00128**  
**Smith and Sayers Family Division Subdivision**  
South side of I-10 and West side of Riviere Du Chien Road, extending South  
2100'± along Riviere Du Chien Road.  
2 Lots / 75.1± Acres

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

At its meeting on February 7, 2013, 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) **illustration of the 25' minimum building setback line along all street frontages;**
- 2) **illustration of the lot sizes in square feet and acres after dedication;.**
- 3) **placement of a note stating that no structures shall be built where the lot is less than 60' wide;**
- 4) **compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).* 2. *Provide a signature block and signature from the Traffic Engineering Department.* 3. *Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity on either lot 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 Department comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements0 of the 2009 International Fire Code, as adopted by the City of Mobile.*);**
- 6) **placement of a note on the Final Plat limiting each lot to one curb cut to Riviere Du Chien Road with the size, location and design of curb cuts is to be approved by Traffic Engineering and conform to AASHTO standards;**

- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities; and
- 8) placement of a note on the Final 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](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: Polysurveying Engineering – Land Surveying  
Daniel G. Sayer