



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 20, 2014

Mr. & Mrs. Cojande Francois
17 Towncrier Court
Mobile, AL 36608

Re: Case #SUB2014-00059 (Subdivision)
Cobblestone Subdivision, Phase II

17 Towncrier Court
(East side of Towncrier Court, 190'± South of Cobblestone Way North extending
to the West side of Foreman Road).
1 Lot / 0.1± Acre

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

At its meeting on June 19, 2014, the Planning Commission considered the above
referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced
subdivision subject to the following conditions:

- 1) Compliance with Engineering comments** *(The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. E. Show and label each and every Right-Of-Way and easement. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Owner, Notary Public, Planning Commission,*

Cobbleston Subdivision Phase II
June 20, 2014

- Traffic Engineer, and City Engineer. H. Provide the Surveyor's Certificate. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.)*
- 2) **Placement of a note on the final plat stating that the lot is limited to one curb-cut, with any modifications to the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards;**
 - 3) **Compliance with Traffic Engineering comments (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
 - 4) **Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).); and**
 - 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.).**

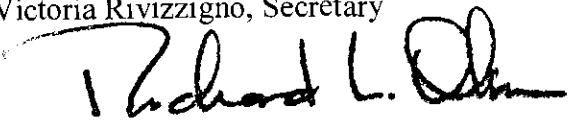
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy 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: Olivier Darbin
Bob Walz, Walz Engineering, LLC.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 20, 2014

Mr. & Mrs. Cojande Francois
17 Towncrier Court
Mobile, AL 36608

Re: Case #ZON2014-01091 (Planned Unit Development)
Cobblestone Subdivision, Phase II

17 Towncrier Court
(East side of Towncrier Court, 190'± South of Cobblestone Way North extending to the West side of Foreman Road).
Planned Unit Development Approval to allow reduced sideyard setbacks.

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

At its meeting on June 19, 2014, the Planning Commission considered for Planned Unit Development Approval to allow reduced sideyard setbacks.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood*)**

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Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.)

- 2) Placement of a note on the site plan stating that the lot is limited to one curb-cut, with any modifications to the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards;
- 3) Compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 4) Compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).*);
- 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) Placement of a note on the site plan stating that the 6-foot side yard setback shall only apply to that area adjacent to the sunroom addition, and that the remainder of the side yard shall maintain a 10-foot side yard setback; and
- 7) Provision of a revised PUD site plan prior to the completion of the sun room addition.


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: Olivier Darbin
Bob Walz, Walz Engineering, LLC.