



SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 9, 2013

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

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LISA LAMBERT

William J. Withers  
5150 Fowl River Road  
Theodore, AL 36582

Re: **Case #SUB2013-00091**  
**Fowl River Preserve Subdivision**  
5150 Fowl River Road  
(North side of Fowl River Road, 4/10± mile East of Bellingrath Road).  
3 Lots / 9.7± Acres

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

At its meeting on October 3, 2013, the Planning Commission waived Section 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 each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering Department;**
- 2) **note on final plat labeling of the 25-foot minimum building setback line;**
- 3) **labeling of the lots in square feet and acres;**
- 4) **compliance with Engineering comments: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits);***
- 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 Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or**

- otherwise protected species, prior to the issuance of any permits or land disturbance activities;
- 7) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for wetland and flood zone issues, prior to the issuance of any permits or land disturbance activities;
  - 8) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations; and
  - 9) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering.

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](mailto:travisz@cityofmobile.org).

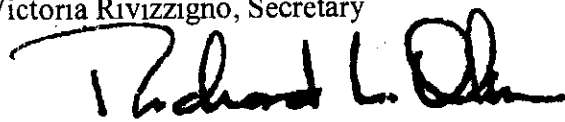
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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



Richard Olsen  
Deputy Director of Planning

cc: Stewart Surveying, Inc.