



CITY OF MOBILE

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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 9, 2013

CITY CLERK
LISA LAMBERT

Bosba Seng
40210 Foxfield Lane
Leesburg, VA 20175

Re: Case #SUB2013-00089 (Subdivision)
Antoine Trace Subdivision, Resubdivision of Lot 1
North side of Shady Lane, 140'± West of Hillcrest Road
2 Lots / 0.4± Acre

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

At its meeting on October 3, 2013, the Planning Commission waived Section V.D.2 and V.D.3 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Retention of the 25' minimum building setback line and lot size information on the Final Plat;**
- 2) **Placement of a note on the Final Plat stating that each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.;**
- 3) **Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***
- 4) **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 Plat (i.e. signature blocks, signatures, certification statements, required notes, legend). b. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). c. Add a signature block and signature for the Owner (notarized), Surveyor, Planning Commission and Traffic Engineer. d. Provide and label the monument set or found at***

each subdivision corner. e. Provide the Surveyor's Certificate. f. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. g. Add a note to the Plat that 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.);

- 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) **Compliance with Traffic Engineering comments:** (*Each lot should be limited to one curb-cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 7) **Compliance with 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
- 8) **Completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction.**

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.

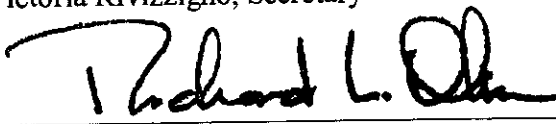
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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

Sincerely,

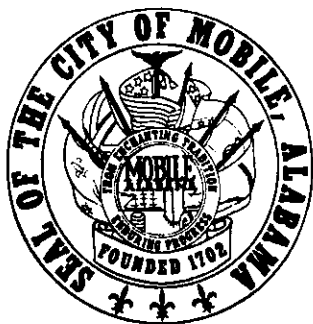
MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Wattier Surveying, Inc.



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MAYOR

October 9, 2013

CITY CLERK
LISA LAMBERT

Bosba Seng
40210 Foxfield Lane
Leesburg, VA 20175

Re: Case #ZON2013-02121 (Planned Unit Development)
Antoine Trace Subdivision, Resubdivision of Lot 1
North side of Shady Lane, 140'± West of Hillcrest Road
Planned Unit Development Approval to allow reduced lot size and reduced side yard setback.

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

At its meeting on October 3, 2013, the Planning Commission considered for Planned Unit Development Approval to allow reduced lot size and reduced side yard setback.

After discussion, it was decided by the applicant to withdraw the application.


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: Wattier Surveying, Inc.