

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 20, 2009

Mayo Blackmon & Michael Walch
18 Homer St.
Mobile, AL 36606

Re: Case #SUB2009-00140
Canal Subdivision
1452 Navco Road
(Northwest corner of Navco Road and McLaughlin Drive).
4 Lot / 4.0± Acre

Dear Applicant(s):

At its meeting on November 19, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way along Navco Road to provide 50' from centerline;**
- 2) **dedication to provide a 25' radius corner at the Northwest corner of Navco Road and McLaughlin Drive;**
- 3) **illustration of the 25' minimum building setback line on the final plat as measured from any required street dedication;**
- 4) **placement of a note on the final plat stating that all lots are limited to one curb cut each with the size, location, and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **revision of Lot 1 to widen the "flag pole" width as discussed at the Planning Commission meeting;**
- 6) **labeling of each lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 7) **placement of a note on the final plat stating that if wetlands are present on the site the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;**
- 8) **placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state and federal regulations regarding endangered, threatened or otherwise protected species; and**
- 9) **subject to the Engineering Comments: *(Label each Lot showing the required minimum finished floor elevation (MFFE). It appears that Lots 2, 3 & 4 are located in the AE Flood Zone; add a note to the plat stating that since the***

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property is located within the 100 Year Flood Zone then any new development will require review from the City of Mobile Engineering Department and that there is to be no fill brought onto the property without the approval of the City Engineer. Wetlands are shown on the City of Mobile GIS database for Lot 4. Need to show the limits of the wetlands on the plat or supply documentation that the wetlands do not exist. Add a note to the plat that any development within the limits of the wetlands is prohibited without the approvals of the City Engineer and the Corps of Engineers. Must comply with all other storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Need to provide a drainage easement a minimum of 25 ft from the top of the concrete ditch along the length of Lot 4. A flood plain easement will be required. The size and location of the easement shall be coordinated with the City Engineer).

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.

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: Byrd Surveying, Inc.