

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 21, 2010

MLK Avenue Redevelopment Corp.
ATTN:Mr. Michael Pierce
P.O. Box 2204
Mobile, AL 36652

Re: Case #SUB2010-00039
F. D. Richardson Heights Subdivision, Resubdivision of Lots 1, 16 through 20
& Common Area
3109 First Avenue
(South side of First Avenue, 157'± West of Ruby Street, and extending to the
West terminus of Richardson Way).
6 Lot / 1.1± Acre

Dear Applicant(s):

At its meeting on May 20, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) placement of a note on the final plat stating that no construction is allowed within any easements;**
- 2) retaining of a note stating that each lot is limited to one curb-cut each with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 3) revision of the plat to illustrate ALL improvements within the subdivision, with the obtainment of ALL necessary permits from the Permitting Section of Urban Development prior to signing the final plat; and,**
- 4) compliance with Engineering comments: *(A copy of the Property Owner's Association Covenants and a detention maintenance plan must be submitted with the final plat. Copies of the recorded covenants and the detention maintenance plan are to be submitted to City Engineering along with a copy of the recorded plat. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit).***

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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: Wattier Surveying, Inc.