

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 2, 2012

Tammy Richardson, Dana Howell & John Richardson
2300A Havens Road Ext. Lot 2
Semmes, AL 36575

Re: Case #SUB2011-00147
Richardson Subdivision
2300-A Havens Road Extension
(Western terminus of Havens Road Extension [private road])
Number of Lots / Acres: 1 Lot 8.6± Acres
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

Dear Applicant(s):

At its meeting on February 2, 2012, the Planning Commission waived Section V.D.4. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with MAWSS comments:** *“This proposed subdivision is located in the Big Creek Lake watershed, which is the primary source of potable water for the City of Mobile. The owner and/or engineer should contact MAWSS Planning and Engineering Manager to discuss proposed development for Lake Protection Regulations;”*
- 2) **provision of a minimum detention capacity volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate, and the placement of a note on the final plat stating that the development has been designed to comply with all other stormwater detention and drainage facility requirements 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 storm water detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, as well as the detention and release rate requirements of Mobile County for projects located within the Converse watershed, prior to the obtaining of permits. Certification is to**

Richardson Subdivision

February 2, 2012

Page 2

- be submitted to the Planning Section of Urban Development and County Engineering;
- 3) placement of a note on the final plat stating that there shall be no future subdivision of the lot until the private street is improved to meet the minimum standards of Section VIII. of the Subdivision Regulations;
 - 4) depiction and labeling of the 25-foot minimum building setback line from the depicted access easement;
 - 5) placement of a note on the plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,
 - 6) placement of a note on the 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.

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: Speaks & Associates Consulting Engineers, Inc.