

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 5, 2009

Amy A. Ferguson
2701 Firetower Road
Semmes, Alabama 36575

Re: Case #SUB2009-00054

Ferguson's Addition to Firetower Road Subdivision

North and West sides of Firetower Road, extending to the East terminus of
Willedee Circle South.

2 Lots / 83.0± Acres

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

At its meeting on June 4, 2009, the Planning Commission waived Section V.D.3 of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that no development will be permitted on the "future development" parcel until a subdivision has been approved and recorded;**
- 2) **placement of a note stating that Lot 1 is limited to one curb cut to Firetower Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;**
- 3) **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 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, 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 be submitted to the Planning Section of Urban Development and County Engineering;**
- 4) **the applicant receive the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;**

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- 5) placement of a note on the plat stating that the site must be developed in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 7) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

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: Rester and Coleman Engineers, Inc.