

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2007

Kings Branch Estates, LLC
Attn: Mark Davis
207 Tanner Williams Court, Suite E
Mobile, AL 36608

Re: Case #SUB2007-00118
Kings Branch Subdivision, Phase Two
North termini of Kings Gate Drive West, Kings Branch Drive East, and La Coste Road; and extending to the West terminus of Royalty Way, and to the North terminus of Meadow Lane.
175 Lots / 101.8± Acres

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

At its meeting on July 5, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to add a note stating that all detention areas must be located outside of the Zone "AE" floodplain;
- 2) revision of the plat to ensure that all common areas, including detention areas, are clearly labeled;
- 3) revision of the plat to ensure that all common areas have a minimum of 25-feet of access onto a public street;
- 4) revision of the plat to depict drainage access easements near the proposed detention areas, to allow for access to the detention areas for maintenance from streets within the subdivision;
- 5) the placement of note on the final plat stating that the northern portion of the site may be impacted by the planned Eight Mile Creek Parkway and a study will be conducted at that time to determine the exact location of the parkway;
- 6) placement of a note on the plat, as depicted, stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities if wetlands occur on the site;

- 7) placement of a note on the plat, as depicted, stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;**
- 8) placement of a note on the plat, as depicted, stating that provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the storm water detention and drainage facilities comply with the City of Mobile storm water and flood control ordinances, is required prior to the signing and recording of the final plat for each unit;**
- 9) placement of a note on the plat, as depicted, stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners; and**
- 10) labeling of all lots with size in square feet, as depicted, or placement of a table on the plat containing the lot size information.**

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 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: Speaks & Associates Consulting Engineers, Inc.