

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 11, 2013

Jennifer Vazquez
2488 Sayner Ave.
Mobile, Al 36605

Re: Case #SUB2012-00133
Creole Commons Subdivision
2488 Sayner Avenue
(North side of Sayner Road, 60'± North of Flowers Drive).
1 Lot / 1.5± Acre

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

At its meeting on March 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of the 25 foot minimum setback line to reflect a future right of way width of 50 feet;
- 2) placement of a note on the Final Plat stating that the proposed lot is limited to two curb-cuts to Sayner Avenue with the size, design and location to be approved by Traffic Engineering and to conform with AASHTO standards;
- 3) depiction and labeling of the lot size in square feet on the final plat;
- 4) placement of a note on the final 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;
- 5) compliance with Engineering Comments: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & 65-045). and;
- 6) compliance with Fire-Rescue Department Comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile).

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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: Byrd Surveying, Inc.