

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

Judy H. Clewis
2751 Firetower Road
Semmes, AL 36575

Re: Case #SUB2008-00134 (Subdivision)
Clewis Addition to Firetower Road Subdivision
2751 Firetower Road
(West side of Firetower Road, 790' + South of Graystone Drive).
60 Lots / 28.3+ Acres

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

At its meeting on August 7, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the Final Plat stating that all corner lots are limited to one curb cut each, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;
- 2) the placement of a note on the Final Plat stating that direct access to Firetower Road from Lots 1 & 60 is denied;
- 3) the labeling of all common areas and the placement of a note on the Final Plat stating that maintenance of common areas will be property owners' responsibility;
- 4) the placement of a note on the Final Plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations;
- 5) labeling of each lot with its size in square feet, or the provision of a table depicting the same information;
- 6) the provision of a Traffic Impact Study (TIS) simultaneously with any application for Tentative Approval of a subdivision of the property to the South (or any other subdivision which would access this subdivision);

- 7) the placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of a letter 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 prior to the signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 8) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna.

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 (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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.