

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 5, 2011

Innovative Investment Concepts, LLC
201 St. Charles Street
New Orleans, LA 70170

Re: Case #SUB2011-00074
Woodberry Forest Additions Subdivision
Northwest corner of Air Terminal Drive and Grelot Road.
Number of Lots / Acres: 2 Lots / 45.0± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

Dear Applicant(s):

At its meeting on August 4, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **depiction of the 25' minimum building setback line along all street frontages as shown on the preliminary plat;**
- 2) **placement of a note on the Final Plat stating that the location, size, and design of all curb-cuts are to be approved by County Engineering and conform to AASHTO standards;**
- 3) **labeling of each lot with its size in acres, or the furnishing of a table on the Final Plat providing the same information;**
- 4) **placement of a note on the Final Plat stating the development will be designed to comply with the 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 stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 5) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for wetland and floodplain issues, prior to the issuance of any permits or land disturbance activities;**
- 6) **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**

Woodberry Forest Additions Subdivision

August 5, 2011

Page 2

- regulations regarding endangered, threatened, or otherwise protected species; and,
- 7) **placement of a note on the Final 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: Rester and Coleman Engineers, Inc.