

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 16, 2010

Herman L. Neese
6136 Venetian Way No.
Mobile, AL 36608

Re: Case #SUB2010-00037
Neese Subdivision
5930 Moffett Road
(East side of Moffett Road at the East termini of Powell Drive and Spyglass Drive, extending to the North terminus of Erhard Drive, extending to the West side of North University Boulevard).
1 Lot / 13.0± Acre

Dear Applicant(s):

At its meeting on April 15, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) placement of a note on the final plat stating that the lot is limited to one curb-cut with the size, location, and design to be approved by Traffic Engineering, the Alabama Department of Transportation, and in conformance with AASHTO standards;**
- 2) the depiction on the final plat of the 25' minimum building setback line along Moffett Road;**
- 3) the applicant receive the approval of all applicable federal, state, and local environmental agencies for wetland and floodplain issues prior to the issuance of any permits or land disturbance activities;**
- 4) placement of a note on the plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 5) completion of the rezoning process prior to the signing of the final plat; and,**
- 6) compliance with Engineering comments: *(Need to either provide detention for a 100 year storm event with a 2 year release or construct drainage (with an***

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appropriately sized easement through the “Future Development”) to release runoff from Lot 1 directly to Eight Mile Creek. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit).

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: Austin Engineering Co. Inc.