

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 7, 2009

Kings Branch Estates
207 Tanner Williams Ct., Suite E
Mobile, Alabama 36608

Re: Case #SUB2009-00110
Kings Branch Subdivision, Phase Two
6598 King Branch Drive North
(North termini of Kings Gate Drive West, Kings Branch Drive East and Lacoste Road; and extending to the West terminus of Royalty Way, and to the North terminus of Meadow Lane).
175 Lot / 101.9± Acre

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

At its meeting on August 6, 2009, the Planning Commission waived Section V.B.14 of the Subdivision Regulations for Unit Two only and approved the above referenced subdivision subject to the following conditions:

- 1) the construction and dedication of the new streets to County Engineering standards and acceptance by County Engineering prior to signing the final plat;
- 2) placement of a note on the final plat stating that all lots, including corner lots, are limited to one curb cut each, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 3) revision of the front setback line on Lots 35-37 in Unit Two, Lots 5-6 in Unit Three, and Lots 8-11, 28 in Unit Four to where these lots are at least 60' in width, in accordance with Section V.D.2 of the Subdivision Regulations;
- 4) labeling of each lot with its size in square feet, or the provision a table on the plat with the same information;
- 5) placement of a note on the final plat stating that the maintenance of all common areas will be the responsibility of property owners;
- 6) placement of a note on the final plat stating that no construction is allowed within easements, detention areas, or wetlands;
- 7) placement of note on the final plat stating that the northern portion of the site may be impacted by the planned Red Creek-Eight Mile Creek Parkway

- and a study will be conducted at the time of its construction to determine the exact location of the parkway;
- 8) the applicant receive the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;**
 - 9) placement of a note on the final 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;**
 - 10) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8 of the Subdivision Regulations; and**
 - 11) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.**

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: Speaks & Associates Consulting Engineers, Inc.