

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 6, 2009

Dr. Ben Citrin
c/o M. Don Williams Engineering
6300 Piccadilly Square Drive
Mobile, Alabama 36609

Re: Case #SUB2009-00016 (Subdivision)
Providence Park POB West Subdivision, Resubdivision of Lot 1,
Resubdivision and Addition to Lot 1, Phase 1, Resubdivision of Lot 1
600 Providence Park Drive East
(West side of Providence Park Drive East, (private Street), 2/10± mile South of
Airport Boulevard).
1 Lot / 1.5± Acres

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

At its meeting on March 5, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Rip rap or other appropriate energy dissipation measures will be required at the outfalls labeled E and J on the submitted plans.*)**;
- 2) **placement of a note on the Final Plat stating that the lot is limited to two (2) curb-cuts, with the size, design and location to be approved by Traffic Engineering and in compliance with AASHTO standards;**
- 3) **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;**
- 4) **the labeling of the lot with its size in square feet;**
- 5) **the labeling of the private street as private; and**
- 6) **provision of a revised PUD site plan prior to the signing of the Final Plat.**

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.

**Providence Park POB West Subdivision, Resubdivision of Lot 1, Resubdivision and
Addition to Lot 1, Phase 1, Resubdivision of Lot 1
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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: Don Williams Engineering

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 6, 2009

Dr. Ben Citrin
c/o M. Don Williams Engineering
6300 Piccadilly Square Drive
Mobile, Alabama 36609

Re: Case #ZON2009-00360 (Planned Unit Development)
Providence Park POB West Subdivision, Resubdivision of Lot 1,
Resubdivision and Addition to Lot 1, Phase 1, Resubdivision of Lot 1
600 Providence Park East
(West side of Providence Park Drive East, (private street), 2/10± mile South of
Airport Boulevard).
Planned Unit Development Approval to amend the conditions of a previously
approved Planned Unit Development to allow two curb cuts.

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

At its meeting on March 5, 2009, the Planning Commission considered for Planned Unit Development the site plan to amend the conditions of a previously approved Planned Unit Development to allow two curb cuts.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) completion of the Subdivision process;**
- 2) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Rip rap or other appropriate energy dissipation measures will be required at the outfalls labeled E and J on the submitted plans.*);**
- 3) placement of a note on the site plan stating that the lot is limited to two (2) curb-cuts, with the size, design and location to be approved by Traffic Engineering and in compliance with AASHTO standards;**

**Providence Park POB West Subdivision, Resubdivision of Lot 1, Resubdivision and
Addition to Lot 1, Phase 1, Resubdivision of Lot 1**

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- 4) placement of a note on the site plan 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) the labeling of the lot with its size in square feet;**
- 6) the labeling of the private street as private; and**
- 7) provision of a revised PUD site plan prior to the signing of the Final Plat.**

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: Don Williams Engineering