

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 18, 2009

The Maids Home Service
ATTN:David B. Henry
4321 Boulevard Park South
Mobile, AL 36609

Re: Case #SUB2009-00130
Boulevard Executive Park Subdivision, Second Addition to Unit One, Re-
subdivision of Lots 6 & 7
4321 Boulevard Park South
(South side of Boulevard Park South, 625'± East of University Boulevard South).
1 Lot / 1.3± Acres

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

At its meeting on September 17, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **provision of labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;**
- 2) **retention of the 25-foot minimum building setback line along all public rights-of-way;**
- 3) **placement of a note on the final plat stating that the site is limited to two curb cuts, with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;**
- 4) **placement of a note on the final plat stating that approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits;**
- 5) **compliance with Engineering comments: *(Label the drainage easements as "Private" that are located along the southern and eastern property lines. Add a note to the plat stating that the City of Mobile is not responsible for the maintenance of the private drainage easements. Prior to receiving approval for land disturbance, an engineer shall certify that the existing detention facility has the design capacity for the entire development that it serves or provide on-site detention for any on-site development. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer)*;**

- 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 regulations regarding endangered, threatened, or otherwise protected species; and,**
- 7) full compliance with all municipal codes and ordinances.**

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 & Coleman Engineering