

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 6, 2008

David Roberts, Jr.  
3664 Dauphin Street  
Mobile, AL 36608

**Re: Case #SUB2008-00105**  
**Wimbledon Subdivision, Unit 2, Block 11, Resubdivision of Lot 12**  
Northwest corner of Kingsway and Wilkinson Way.  
1 Lot / 0.5 Acre

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

At its meeting on June 5, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that the subdivision is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;**
- 3) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 4) subject to City Engineering comments: *(Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. 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 year, or the Tentative Approval will expire.

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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](mailto:travisz@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: M. Don Williams Engineering