



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 9, 2014

Value Homes, LLC
2609 Halls Mill Road
Mobile, AL 36606

Re: Case #SUB2014-00049
Crossley Hill Estates Subdivision
Northwest corner of Crossley Hill Drive and McCovery Road
9 Lots / 12.6± Acres

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

At its meeting on June 5, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.1 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations with the setback on Lots 8 and 9 shown where the lots meet the minimum building width of 60';
- 2) depiction of sufficient right-of-way to provide 30 feet from centerline from both Crossley Hill Drive and McCovery Road on the Final Plat;
- 3) the labeling of each lot with its size in square feet and acres, or placement of a table on the plat with the same information;
- 4) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 5) no future subdivision of any lot until such time as the roads are paved in asphalt or concrete to Mobile County Engineering standards, and for lots 8 and 9, until additional access on a paved public or private street is provided;
- 6) retention of the curb radii on the Final Plat;
- 7) placement of a note on the Final Plat to comply with the City of Mobile storm water and flood control ordinances (*Must comply with the Mobile County*

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Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.)

- 8) placement of a note on the Final Plat limiting lots 4-8 to one curb-cut to Crossley Hill Drive and Lots 1, 2,3 and 9 one curb-cut to McCorvery Road with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and
- 9) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities.
- 10) 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.

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 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.

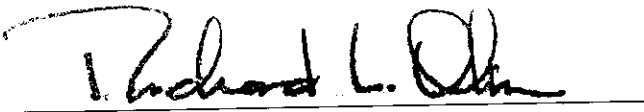
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.