

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 09, 2013

Mobile Hotel Partners, LLC
Attn: Monty Humphreys
308 N. Peters Rd. Suite 110
Knoxville, TN 37922

Re: Case #SUB2013-00012
Hutson-Key Subdivision, Unit Two, Resubdivision of Lot 3
1360 East I-65 Service Road South
(Northeast corner of Michael Boulevard and Hutson Drive extending to the South
side of Key Street.
2 Lots / 13.3± Acres

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

At its meeting on April 4, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that Lot 3A be limited to the existing curb cuts, Lot 3B should be limited to one curb-cut, to West I-65 Service Road South and one curb-cut to Pleasant Valley Road, with the size, design and location of all curb-cuts to be approved by ALDOT and Traffic Engineering and conform with AASHTO standards.**
- 2) **the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 3) **compliance with Engineering comments, (1) *Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); 2) Provide a signature block and signature from the Traffic Engineering Department; and 3) Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); and***
- 4) **placement of a note on the final plat stating that the maintenance of ALL detention or common areas is the responsibility of the property owners;**

- 5) approval of all applicable federal, state and local agencies for floodplain and wetland issues prior to the issuance of any permits or land disturbance activities; and
- 6) 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 (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: The Coleman Engineering Group of McCrory & Williams, Inc