

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 22, 2010

M & E, Inc.  
3378 Moffett Rd.  
Mobile, AL 36607

**Re: Case #SUB2009-00185**  
**Crichton Commerce Place Subdivision, Resubdivision & Addition to**  
3232, 3240, 3300, 3374 and 3378 Moffett Road, and 3218 Crichton Street  
(East and West sides of Crichton Street, 790'± North of its South terminus [to be  
vacated]).  
3 Lot / 30.7± Acre

Dear Applicant(s):

At its meeting on January 21, 2010, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission Tentatively approved the request, subject to the following conditions:**

- 1) completion of the Vacation process for Crichton Street prior to signing the Final Plat;**
- 2) construction of Crichton Street from the vacated portion to its open portion to City standards prior to signing the Final Plat;**
- 3) construction of the fire apparatus access road on proposed Lot 2 to 2003 IFC Section D103 standards prior to signing the Final Plat;**
- 4) placement of a note on the Final Plat stating that the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) revision of the plat to label the lot sizes in acres and square feet, or the provision of a table on the final Plat furnishing the same information;**
- 6) the applicant receive the approval of all applicable federal, state, and local environmental agencies for wetlands or floodplain issues prior to the issuance of any permits or land disturbance activities;**
- 7) placement of a note on the 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;
- 8) completion of the Subdivision process prior to the application for further building permits on any lot; and
  - 9) compliance with Engineering comments: *“A drainage easement will be required if there is any public water draining onto private property. The receiving storm drainage system will need to be analyzed to show that it has the capacity and functionality to receive drainage from the proposed development. Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. 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.”*

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](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**

Dr. Victoria Rivizzigno, Secretary

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

cc: Frank A. Dagley & Associates, Inc.