

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 6, 2008

BLR Moffett Rd/ Western Dr. LLC & M & E, Inc.  
P.O. Box 69  
Wilmer, AL 36587

**Re: Case #SUB2008-00109**  
**Crichton Commerce Place Subdivision**  
3240 Moffett Road  
(North side of Moffett Road, 315'± West of Western Drive).  
2 Lots / 15.7 Acres

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 lots 1 and 2 are limited to one curb-cut each onto Moffett Road, with the size, design and location to be approved by Traffic Engineering and ALDOT, and to conform with AASHTO standards;**
- 2) **placement of a note on the final plat stating that lots 1 and 2 are denied access to Crichton Street until it is improved to city standards, at which time each lot is limited to one curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.**
- 3) **depiction and labeling of the 25-foot minimum building setback line from all street frontages, as required by Section V.D.9. of the Subdivision Regulations;**
- 4) **the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 5) **use of “best management practices” during site development, in compliance with Section V.A.5. of the Subdivision Regulations, to minimize erosion and sedimentation during site development;**

- 6) **compliance with Engineering comments (*Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. 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. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.*)**
- 7) **approval of all applicable federal, state and local agencies for wetlands or floodplain issues prior to the issuance of any permits or land disturbance activities;**
- 8) **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; and**
- 9) **completion of the subdivision process prior to the application for building permits.**

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.

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).

**Crichton Commerce Place Subdivision**  
**June 6, 2008**  
**Page 3**

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: Frank A. Dagley & Associates, Inc.