

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2008

Drug Education Council, Inc.
3000 Television Avenue
Mobile, AL 36606

Re: Case #SUB2008-00068
D.E.C. Subdivision, Resubdivision of and Addition to Lot 1
3000 Television Avenue
(Northwest corner of Television Avenue and Broadcast Drive).
1 Lot / 0.5± Acre

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

At its meeting on April 17, 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 Lot 1 is limited to one curb cut to each street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) provision of an adequate radius at the corner of Television Avenue and Broadcast Drive;**
- 3) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;**
- 4) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and,**
- 5) subject to Engineering comments: *(Show any applicable special flood hazard areas on plat and minimum finished floor elevation, if applicable. All storm water must tie to a City of Mobile storm drainage system. 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 shows 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 comply with all storm water and flood control ordinances. 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.

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

Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.
D.E.C.