

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 5, 2010

Richard & Clara Everett
3300 Roberts Lane
Semmes, AL 36571

Re: Case #SUB2009-00187
Everett Subdivision
3300 Roberts Lane
(East side of Roberts Lane, 1315'± South of Wulff Road South).
4 Lot / 4.0± Acre

Dear Applicant(s):

At its meeting on February 4, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the application, subject to the following conditions:

- 1) revision of the plat to label the street name and illustrate the right-of-way width;**
- 2) revision of the plat to indicate the lot size, in square feet, or a table provided on the plat showing the same information;**
- 3) depiction of the 25-foot minimum building setback line along Roberts Lane for Lots 1 and 4, and from where the pole meets the flag on Lots 2 and 3; and,**
- 4) documentation of availability of public water**
- 5) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 6) compliance with Section V.A.5. of the Subdivision Regulations, and placement of a note on the plat stating that *“The site is located within the J.B. Converse watershed, and storm water detention facilities are required in any Subdivision. Detention areas must be designed to provide a minimum detention capacity to accommodate the volume of a 50 year post development storm, with***

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a maximum release rate equivalent to the 10 year storm pre-development rate. A licensed Professional Engineer must certify, prior to the recording of the final plat, that the design of the Subdivision and its storm water detention features are designed in accordance with these requirements. Any storm water detention facility must be shown in the plans and on the recorded subdivision plat as a common area not maintained by the City of Mobile, Mobile County, nor the State of Alabama.”

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: Byrd Surveying, Inc.