

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 4, 2008

Lawler and Company
8975 Dawes Lane North
Mobile, AL 36619

Re: Case #SUB2008-00061
Semmes Highlands Subdivision, Fourth Unit, Resubdivision of Lot 23
8616 Blackstone Road and 2954 Firetower Road
(Southeast corner of Blackstone Road and Firetower Road).
3 Lots / 5.0± Acres

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

At its meeting on April 3, 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 a maximum of three curb cuts, and Lots 2 and 3 are each limited to one curb cut to Fire Tower Road and Blackstone Drive respectively, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;**
- 2) **provision of a minimum detention capacity volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate, and the placement of a note on the final plat stating that the development has been designed to comply with all other storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, as well as the detention and release rate requirements of Mobile County for projects located within the Converse watershed, prior to the obtaining of permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 3) **placement of a note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 4) **placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a**

**buffer in compliance with Section V.A.7. of the Subdivision Regulations;
and**

- 5) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any 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 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: John & Rikkil Watkins
Robert & Jennifer Hochchester
James & Betty Ann Woodard