

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 19, 2007

Alabama Power Company
P.O. Box 2247
Mobile, AL 36652

Re: Case #SUB2006-00285
Armstrong Subdivision
West side of Yeend Street, 800'± South of Baker Street.
2 Lots / 9.4± Acres

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

At its meeting on January 18, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) provision of a 75' setback from the centerline of Yeend street to allow for the future major street (50' from centerline for the major street right-of-way and 25' for the required setback);**
- 2) placement of a note on the final plat stating the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 3) compliance with Engineering Comments (Show limit of flood zone/flood way on plat. Show minimum finished floor elevation on each lot. Show any drainage easements. No fill allowed in flood zone without land disturbance permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. If wetlands are present, no fill allowed without a Corps of Engineers permit. 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.

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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: Brian E. Horsley, PLS
Armstrong World Industries, Inc.