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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 9, 2013

CITY CLERK
LISA LAMBERT

Lauren Tew Busbee
P. O. Box 190034
Mobile, AL 36619

Re: **Case #SUB2013-00092**
Creekline Subdivision, Tenth Addition, Resubdivision of Lot 1, Resubdivision of
and Addition to Lot 8
4450 Cypress Business Park Drive
(Northeast corner of Cypress Business Park Drive and Crown Drive).
2 Lots / 9.1±

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

At its meeting on October 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) labeling of each lot with its size in acres and square feet, or the furnishing of a table on the final plat providing the same information;
- 2) illustration of the 25' minimum building setback line should be retained on Final Plat;
- 3) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for flood zone and wetland issues prior to the issuance of any permits or land disturbance activities;
- 4) 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;
- 5) compliance with Engineering comments: *"The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, required notes, legend). b. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). c. Provide a signature from the Planning Commission, Owner(s) (notarized) and Surveyor. d. Add a signature block and signature for the Traffic Engineer. e.*

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Provide and label the monument set or found at each subdivision corner. f. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. g. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). h. Show the Minimum Finished Floor Elevation (MFFE) for Lot 2 that is located within the AE and X-shaded flood zones. i. Provide a drainage easement for the existing drainage ditch. Size and location to be approved by the City Engineer.”

- 6) subject to Traffic Engineering comments: *“Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.”*
- 7) subject to Urban Forestry comments: *“Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64)”;*
and
- 8) subject to Fire comments: *“All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.”*

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 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.

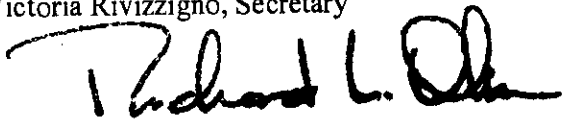
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Speaks and Associates Consulting Engineers, Inc