

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 4, 2008

Kiram and Marivic Realista
1651 Knollwood, Apt. #365
Mobile, AL 36609

Re: Case #SUB2007-00314
Highcrest Subdivision, Unit One, Resubdivision of Lot 63
South side of Yorkwood Road South, 250± West of Brookline Drive West.
2 Lots / 1.1 ± Acres

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

At its meeting on January 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 each lot is limited to one curb cut to Yorkwood Road South, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) the applicant obtain any necessary federal, state, and local environmental approvals prior to the issuance of any permits;**
- 3) placement of a note stating that no permanent structure shall be constructed within the right-of-entry nor drainage easements;**
- 4) the applicant provide documentation clarifying the right-of-entry prior to signing the final plat; and**
- 5) subject to Engineering comments: *(No fill in AE or x-shaded flood zones without flood study. Check location of drainage easement; it does not match up with riprap shown. Engineering department approval required on drainage easement before final plat is signed. 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.)***

Highcrest Subdivision, Unit One, Resubdivision of Lot 63
January 4, 2008
Page 2

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: Rowe Surveying and Engineering, Inc.