

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

W J Development LLC
P.O. Box 82230
Mobile, AL 36689

Re: Case #SUB2007-00290
Creekmore Subdivision, Phase One
South side of Repoll Road, 540'± South of Richmond Pearson Road.
2 Lots / 3.3± Acres

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

At its meeting on December 6, 2007, the Planning Commission waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) the approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;
- 2) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna;
- 3) the placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of a letter 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 prior to the signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 4) the placement of a note on the Final Plat stating that Lot 1, 2 and 9 are allowed one curb-cut each to Repoll Road, with the size, design and location to be approved by Mobile County Engineering Department;
- 5) the placement of a note on the Final Plat stating that Lot 3 and 4, 5 and 6, and 7 and 8 are allowed to share one curb-cut each to Repoll Road, with the size, design and location to be approved by Mobile County Engineering Department;
- 6) revision of the plat to label the lot with its size in square feet, or placement of a table on the plat with the same information; and
- 7) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

Creekmore Subdivision, Phase One
December 7, 2007
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: Engineering Development Services, LLC

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

W J Development LLC
P.O. Box 82230
Mobile, AL 36689

Re: Case #SUB2007-00288
Creekmore Subdivision, Phase Two
South side of Repoll Road, 2/10 mile± West of Jeff Hamilton Road.
7 Lots / 9.1± Acres

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

At its meeting on December 6, 2007, the Planning Commission waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) the approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;
- 2) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna;
- 3) the placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of a letter 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 prior to the signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 4) the placement of a note on the Final Plat stating that Lot 1, 2 and 9 are allowed one curb-cut each to Repoll Road, with the size, design and location to be approved by Mobile County Engineering Department;
- 5) the placement of a note on the Final Plat stating that Lot 3 and 4, 5 and 6, and 7 and 8 are allowed to share one curb-cut each to Repoll Road, with the size, design and location to be approved by Mobile County Engineering Department;
- 6) revision of the plat to label the lot with its size in square feet, or placement of a table on the plat with the same information; and
- 7) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

Creekmore Subdivision, Phase Two
December 7, 2007
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.

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Richard Olsen
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