

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 8, 2005

Rester & Coleman Engineers, Inc.
66 Midtown Park West
Mobile, AL 36606

Re: Case #SUB2005-00123 (Subdivision)
CP Investment Subdivision, Resubdivision of Lot 2, Resubdivision of Lot 2B
North side of Wall Street, 380'± West of Hillcrest Road, and running through to
the South side of Timbers Drive, 260'± West of Hillcrest Road.
6 Lots / 3.7± Acres

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

At its meeting on July 7, 2005, 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 be allowed one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **dedication to the City of a drainage easement to include the AE flood zone, plus be limited to 25 feet along the west side of the flood zone; and**
- 3) **the approval of all applicable federal, state and local agencies regarding the wetlands, floodplain and stormwater issues.**

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.

CP Investment Subdivision

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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 henley@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Victor McSwain, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.

David S. & Sue L. Magnes