

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 25, 2008

Nancy C. Miller  
P.O. Box 180563  
Mobile, AL 36618

**Re: Case #SUB2008-00129**  
**Miller Family Division Subdivision**  
6001 Powell Drive  
(South side of Powell Drive at its West terminus).  
2 Lots / 1.1 Acres

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

At its meeting on July 24, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **no future subdivision of either lot shall occur until additional frontage on a public street is provided (construction of remainder of Powell Drive to City standards, including the cul-de-sac), as noted on the plat;**
- 2) **each lot is limited to the one curb-cut each onto the paved portion of Powell Drive, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards, as noted on the plat;**
- 3) **compliance with Engineering comments (*Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.*);**
- 4) **approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities, as noted on the plat;**

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- 5) 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, as noted on the plat; and**
- 6) indication of lot size in square feet, as noted on the plat.**

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 (DXF or DWG – AutoCAD 2007 compatible) 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](mailto:travisz@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Byrd Surveying, Inc