

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 4, 2011

Halls Mill – Landco Venture, LLC
3345 Halls Mill road
Mobile, AL 36606
Attn: Norman J. Godbold, Jr.

Re: Case #SUB2011-00119
Betta Stor-It Subdivision
3350 Halls Mill Road
(Northeast corner of Halls Mill Road and I-65)
Number of Lots / Acres: 2 Lots / 4.3 Acres±
Engineer / Surveyor: Byrd Surveying
Council District 4

Dear Applicant(s):

At its meeting on November 3, 2011, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **depiction of the 25-foot minimum building setback line along all public right-of-way frontages;**
- 2) **the labeling of the lots size in square feet and acres, or placement of a table on the plat with the same information;**
- 3) **dedication to provide 35 feet from the centerline of Halls Mill Road;**
- 4) **dedication to provide 150 feet from the centerline of Interstate 65;**
- 5) **provision of a 6-foot high chain link fence along the Eastern property boundary of Lot 1;**
- 6) **compliance with Engineering comments: “Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.”;**
- 7) **placement of a note on the Final Plat limiting Lot 1 to the two existing curb-cuts to Halls Mill Road and Lot 2 to the existing curb-cut to Halls Mill Road, with the size, design, and location of the curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards; and,**

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- 8) placement of a note on the Final 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.**

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 (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.

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: Byrd Surveying, Inc.