



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 9, 2017

John Seibert  
99 Hillwood Road  
Mobile, AL 36608

**Re: 99 Hillwood Road**  
(Southeast corner of Vickers Place and Hillwood Road, extending to the West side of South McGregor Avenue).  
Council District 5  
**SUB2016-00153**  
**Camellia Manor Subdivision**  
2 Lots / 1.0± Acre

Dear Applicant(s):

At its meeting on January 5, 2017, the Planning Commission considered the above referenced subdivision application.

**After discussion and with a waiver of Section V.D.9. of the Subdivision Regulations, the Planning Commission tentatively approved the request, subject to the following conditions:**

- 1) Retention of the right-of-way width along Hillwood Road;**
- 2) Revision of the plat to label the entire right-of-way of South McGregor Avenue;**
- 3) Minimum building setbacks along street frontages are to be shown as follows – Hillwood Road, 25', Vickers Place, 20', and South McGregor Avenue, 25';**
- 4) Revision of the lot size information to include both the square feet and acres of each lot;**
- 5) Placement of a note on the Final Plat stating that size, location and design of curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) Placement of a note on the Final Plat stating that Lots 1 and Lot 2 are denied access to McGregor Avenue.;**

- 7) Compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add Vickers Place to the vicinity map. C. Review and revise the written legal description to include a written arc distance along Vickers Place. D. Show and label each and every Right-Of-Way and easement. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. I. This area has been designated by the City Engineer as an area prone to localized flooding. Any development must meet the requirement of providing detention for the postdeveloped 100 yr storm event with an allowable release rate equal or less than the predeveloped 2 yr storm event. J. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);*
- 8) Compliance with Traffic Engineering comments *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 1 and Lot 2 are denied access to McGregor Avenue.);*
- 9) Compliance with Urban Forestry comments *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).); and*
- 10) Compliance with Fire Department comments and placement of a note *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).*

**Camellia Manor Subdivision**  
**January 9, 2017**

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.

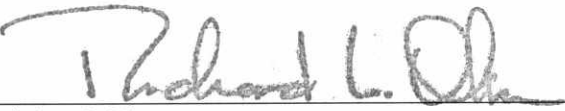
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: McCrory & Williams, Inc.