



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2015

R. M. Investment Holdings, LLC
P. O. Box 91355
Mobile, AL 36691

Re: 3496 Halls Mill Road
(West side of Halls Mill Road at the North terminus of Halls Mill Service Road).
Council District 4
SUB2015-00101
Middleton Subdivision
1 Lot / 3.0± Acre

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

At its meeting on September 17, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that the Lot is limited to one curb cut, with its size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **revision of the plat to label the lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 3) **retention of the 25' minimum building setback line along Halls Mill Road;**
- 4) **compliance with Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Add street names to the vicinity map. B) Check the labels or radius of curves C2, C3, and C7. Where is the west end of curve C2? C) GENERAL NOTE #5: Note refers to a LOT B;***

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however, no LOT B is shown on the drawing. D) Review and revise the written legal description to include the "less and except" shown in the submitted Warranty Deed. E) Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. F) Provide and label the monument set or found at each subdivision corner. G) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H) Provide the Surveyor's Certificate and Signature. I) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J) Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. K) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 5) compliance with Traffic Engineering comments: *(The Lot is limited to one curb cut, with its size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 6) 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 61-929 and City Code Chapters 57 and 64)); and*
- 7) compliance with Fire Department comments: *(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)).*

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.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 
Bert Hoffman, Planner II

cc: Frank A. Dagley & Associates, Inc.