

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 25, 2008

Port City Metal Fabrication, LLC  
2887 Richmond Circle  
Mobile, AL 36695

**Re: Case #SUB2008-00144**  
**Hatcher-Smith Subdivision**  
7031, 7049 and 7075 Swedetown Road  
(East side of Swedetown Road, 225' ± South of Swedetown Road North,  
extending to the South side of Swedetown Road North, 175' ± East of Swedetown  
Road).  
4 Lots / 4.0± 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) **dedication of sufficient right-of-way to provide a minimum of 50' from centerline of Swedetown Road North;**
- 2) **placement of a note on the final plat stating that Lot 1 is limited to one curb cut, and Lots 2 and 3 are limited to one shared curb cut, size, location and design to be approved by Mobile County Engineering Department;**
- 3) **placement of a note on the final plat stating that there shall be no further resubdivision of Lots 1, 2 and 3 until adequate additional frontage is provided on a dedicated and constructed County road;**
- 4) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 5) **placement of a note on the final plat stating that a buffer in compliance with Section V.A.7. of the Subdivision Regulations shall be provided along the East, South and West property lines;**
- 6) **the applicant receive the approval of all applicable local environmental agencies prior to the issuance of any permits;**
- 7) **submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.**

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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: Polysurveying Engineering- Land Surveying  
Rebecca P. Smith