

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 3, 2007

Cynthia Freeman  
3020 Arc Road  
Mobile, AL 36605

**Re: Case #SUB2007-00185**  
**Tanner Subdivision, Resubdivision of Lot 4**  
3004 Arc Road  
(North side of Arc Road, 125'± East of Inerarity Road).  
2 Lots / 1.4± Acres

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

At its meeting on August 2, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final plat stating that each lot is limited to one curb cut to Arc Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) the placement of a note on the final plat denying each lot access to Van Liew Road;**
- 3) depiction of the 25' minimum building setback line along Arc Road;**
- 4) provision of adequate setback from the future right-of-way of Van Liew Road (50' from centerline of Van Liew Road);**
- 5) inclusion of the existing structure(s) on Lot A on the final plat to verify setback compliance off the interior lot line between Lots A and B, and compliance with the required combined side yards total for Lot A;**
- 6) subject to the Engineering Comments (*Show limits of x-shaded flood zone on plat. Show minimum finished floor elevation on each lot. No fill without land disturbance permit. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood*)**

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*Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.); and*

**7) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information.**

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 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**  
Dr. Victoria Rivizzigno, Secretary

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

cc: Rowe Surveying & Engineering Co., Inc.