

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2007

Nancy McCord
2236 Riverside Drive
Mobile, AL 36605

Re: Case #SUB2007-00152
McCord-Hamilton Subdivision
2236 Park Place
(Northwest corner of Riverside Drive and Park Place).
2 Lots / 3.4± Acres

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

At its meeting on July 5, 2007, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) submission of a new “as-built” survey showing the location of the residence currently under construction via building permit BLD2007-02006, as well as all existing structures, to the Permitting Section of Urban Development and the Planning Section prior to the signing of the final subdivision plat;
- 2) revision of the plat to reflect dedication of right-of-way sufficient to provide 30-feet, as measured from the centerline of Park Place;
- 3) revision of the plat to depict the 25-foot minimum building setback line from all street frontages, adjusted for any required dedication;
- 4) placement of a note on the final plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards;
- 5) labeling of each lot with its size in square feet, or placement of a table on the plat with the same information; and
- 6) full compliance with Engineering comments, and placement of those comments as a note on the final plat (*All storm water shall be captured on-site; if water is concentrated onto an adjacent property owner, a release agreement is required. Show minimum finished floor elevation on each lot. 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,*

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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 control ordinances. Any work performed in the right of way will require a right of way permit.).

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.

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: M. Don Williams Engineering