

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 7, 2007

Alabama Realty Co. Inc.  
P.O. Box 421  
Mobile, AL 36601

**Re: Case #SUB2007-00203**

**Alabama West Subdivision Additions**

Southeast corner of McVay Drive North and Halls Mill Road, and Northwest corner of McVay Drive North and Bolton Branch.  
10 Lots / 14.0± Acres

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

At its meeting on September 6, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of adequate right-of-way to provide 35-feet from the centerline of Halls Mill Road;**
- 2) revision of the plat to depict the property line radius requirements at the intersection of Halls Mill Road and McVay Drive, in compliance with Section V.D.6. of the Subdivision Regulations;**
- 3) compliance with Engineering Comments (Verify that detention is not within flood plain; this is not allowed. Show all flood zones on the plat. Show minimum finished floor elevation on each lot affected by flood plain. It appears there is a drainage way on lot 13; if it conveys public water, a drainage easement is required. If there is a drainage way on-site conveying public water, any relocation of drainage way will require approval by City Engineering. 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 control ordinances. Any work performed in the right of way will require a right of way permit.);**
- 4) provision of 25-foot minimum building setback lines (reflecting any dedication along Halls Mill Road);**

- 5) placement of a note on the final plat stating that Lots 1-3 are limited to two shared curb-cuts onto Halls Mill Road; Lots 4-5 are limited to one shared curb-cut; Lot 6 is limited to two curbs-cuts; Lot 9 is limited to one curb-cut; Lots 10-12 are limited to two shared curb-cuts; and Lot 13 is limited to one curb-cut. The size, design and location of all curb-cuts to be approved by Urban Forestry and Traffic Engineering, and conform to AASHTO standards;
- 6) depiction of an access easement or dedicated access to the detention pond;
- 7) placement of a note on the final plat stating that maintenance of the detention pond common areas, and any other common areas, are the responsibility of the subdivision's property owners; and
- 8) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits.

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: Byrd Surveying, Inc.