

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 22, 2007

Diana Morgan  
28250 Canal Road, Unit 808  
Orange Beach, AL 36561

**Re: Case #SUB2007-00144**  
**Walker Ridge Subdivision**  
262 and 264 West Drive  
(West side of West Drive, 125'± South of Northwoods Court).  
18 Lots / 3.9± Acres

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

At its meeting on June 21, 2007, the Planning Commission waived Section V.D.9. of the Subdivision Regulations in favor of setback requirements for R-1 properties, as defined in the Zoning Ordinance and approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the setback lines, as shown on the preliminary plat, with a 20-foot street side sideyard setback for Lots 1 and 18;**
- 2) placement of a note on the final plat stating that all lots are denied direct access to West Drive and the unopened right-of-way on the West side of the site, and that each lot is limited to one curb-cut, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) revision of the plat to label all common areas, including the detention area, and the placement of a note on the plat stating that the maintenance of common areas is the responsibility of property owners;**
- 4) full compliance with Engineering comments (*No concentration of water onto adjacent property is allowed without release agreement. Show floodway and flood plain. Show minimum finished floor elevation on each lot touched by flood way or flood plain. No fill in flood plain without flood study. 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.*);**

- 5) labeling of each lot in square feet, as depicted on the preliminary plat; and**
- 6) full compliance with all municipal codes and ordinances.**

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.