

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 06, 2006

A & B – 10, LLC  
P.O. Box 1395  
Daphne, AL 36526

**Re: Case #SUB2005-00256**  
**Breydon Square Subdivision**  
South side of Old Shell Road, 270'± East of Wilroh Drive East.  
Tentative for 11 Lots / 3.3± Acres Subdivision.

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

At its meeting on January 5, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Old Shell Road;
- 2) the placement of a note on the final plat stating that Lots 1 and 11 are denied direct access to Old Shell Road;
- 3) the placement of a note on the final plat stating that the common areas will be the responsibility of the property owners;
- 4) the placement and labeling of the 25-foot minimum setback lines on the final plat;
- 5) full compliance with Fire Department comments (*Fire hydrants may be required on street. Need 44' unobstructed turning radius for fire trucks*); and
- 6) full compliance with City Engineering Department comments (*If stormwater is discharged onto an adjacent property owner and not into a COM maintained stormwater drainage system, a hold harmless agreement for increased and/or concentrated stormwater will be required. Development must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.*).

**Breydon Square Subdivision**  
**January 6, 2006**  
**Page 2**

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 [marti.watson@cityofmobile.org](mailto:marti.watson@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: Engineering Development Services, LLC