

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 4, 2006

First Independent So.
Methodist Church
c/o Sig Glover
4410 E. Birchwood Dr.

Re: Case #SUB2006-00124 (Subdivision)
I.M.S. Subdivision
4548 Halls Mill Road
(North side of Halls Mill Road, ¼ mile± East of Rochelle Street).
2 Lots / 26.0± Acres

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

At its meeting on August 3, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with Engineering comments (Engineering recommends dedication of drainage easement at any location public water crosses property. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.);**
- 2) **compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status granted for all 50" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. The removal of all Live Oak trees 24" or larger must be coordinated with Urban Forestry.);**
- 3) **dedication of sufficient right-of-way to provide 35 feet from the centerline of Halls Mill Road;**
- 4) **the placement of a note on the final plat stating that the site is limited to two curb cuts to Halls Mill Road for each lot, and a single curb cut each to Knob**

- Hill and Birchwood Drives, with size, location, and design of future improvements subject to Traffic Engineering approval;**
- 5) the removal of any structures crossing the property line or encroaching on the setbacks from the new line, prior to signing the final plat; and**
 - 6) the placement of the 25-foot setback lines on the final plat, measured from the dedication.**

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: Polysurveying Engineering – Land Surveying