

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 21, 2006

Sollie Road Development, LLC
Attn Michael G. Myles
3800 Sollie Rd.
Mobile, AL 36619

**Re: Case #SUB2006-00149
Sollie Road Subdivision**

East side of Sollie Road, 400' ± North of the East terminus of Isle of Palms Drive,
extending to the East terminus of Raleigh Boulevard.
51 Lots / 70.3± Acres

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

At its meeting on July 20, 2006, the Planning Commission Waived Section V.B.6 and approved the above referenced subdivision subject to the following conditions:

- 1) **full compliance with Engineering comments:** *“The middle detention area is shown in the AE flood, which is not allowed. Engineering will require dedication of the AE flood zone as drainage easement. Provide the required FEMA map revision to locate the flood zone as shown prior to submittal of the Land Disturbance permit. Please provide acceptable road terminus treatment to prevent vehicular traffic from erroneously entering Second Creek. Provide minimum finished floor information for each lot affected by the AE flood zone. 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. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory (NWI) on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant’s responsibility to confirm or deny the existence of regulatory wetlands.”*
- 2) **depiction and labeling of all wetlands, FEMA flood zones, floodways and required finished floor elevation information;**
- 3) **placement of a note on the final plat stating that no structures may be built within the FEMA designated floodway;**
- 4) **dedication of sufficient right-of-way to provide 50-feet of right-of-way, as measured from the centerline of Sollie Road;**

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- 5) revision of the plat, if necessary, to ensure that each lot has a minimum buildable area of 7,200 square feet, exclusive of wetlands;
- 6) revision of the plat to show the buildable area and total area for each lot on the plat, either in a table or as a label on each lot;
- 7) depiction of the 25-foot minimum building setback line for all lots, including along Sollie Road;
- 8) provision of a traffic calming device in the vicinity of lots 7 and 8, with the exact location, size and design to be approved by Traffic Engineering, and conform to AASHTO standards;
- 9) labeling of all common areas and detention common areas, and placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners;
- 10) placement of a note on the final plat stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;
- 11) placement of a note on the final plat stating that all lots are denied direct access to Sollie Road; and
- 12) full compliance with all other 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.

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: Rester and Coleman Engineers, Inc.