

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 3, 2006

Torrington Place LLC  
7778-B McKinley Ave  
Mobile, AL 36608

**Re: Case #SUB2006-00238**

**Torrington Place Subdivision**

Southeast corner of Snow Road and Nursery Road.

**Number of Lots / Acres:** 50 Lots / 18.5± Acres

**Engineer / Surveyor:** Austin Engineering Co., LLC

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

At its meeting on November 2, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) verification of the right-of-way width for Nursery Road, and correction of the plat if necessary;**
- 2) the dedication of right-of-way sufficient to provide 50-feet from the centerline of Snow Road, as depicted on the preliminary plat;**
- 3) placement of a note on the final plat stating that lots 1-4, 30-33, and the main detention area are denied direct access to Nursery Road, that lots 10 and 11 are denied direct access to Snow Road, and that lot "B" is limited to one curb-cut onto Snow Road, and lot "A" is limited to one curb-cut onto Snow Road and one curb-cut onto Nursery Road, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department;**
- 4) labeling all common areas, including the detention basins, and placement of a note on the final plat stating that maintenance of the common areas is the responsibility of the subdivision's property owners;**
- 5) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat;**

**Torrington Place Subdivision  
November 3, 2006  
Page 2**

**6) revision of the plat to label each lot in square feet, or provision of a table on the plat depicting the same information; and  
7) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.**

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: