

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 19, 2009

Alexis Place LLC
P.O. Box 851505
Mobile, Alabama 36685

Re: Case #SUB2009-00060
Alexis Place Subdivision
3700 Schillinger Road North
(East side of Schillinger Road North at the East terminus of Hi Wood Circle
South).
66 Lots / 16.5± Acres

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

At its meeting on June 18, 2009, the Planning Commission waived Section V.B.6 of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **final plat to be signed and recorded simultaneously with Alexis Commercial Park Subdivision;**
- 2) **dedication of sufficient right-of-way to provide a minimum 50' as measured from the centerline of Schillinger Road North, with the "future development" area excluded from this requirement until it is developed;**
- 3) **placement of a note on the final plat stating that Lots 1-66, which includes all corner lots, are limited to one curb cut each, with the sizes, locations, and designs to be approved by County Engineering and conform with AASHTO standards;**
- 4) **provision of adequate radii, in compliance with Section V.A.16 of the Subdivision Regulations, at all curves within the street network (both sides) and at the intersection of Alexis Park Drive and Schillinger Road North;**
- 5) **construction of the streets to County Engineering Standards and accepted by County Engineering prior to signing the final plat;**
- 6) **placement of a note on the final plat stating that the maintenance of the common areas is the responsibility of the property owners;**
- 7) **placement of a note on the final plat stating that no building construction is allowed within easements;**
- 8) **placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**

- 9) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 10) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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: Austin Engineering Co. Inc.