

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 22, 2006

Tyler Ridge, LLC
Sam Johnson
33 Inverness Center Pkwy, Ste. LL 130
Birmingham, AL 35242

Re: Case #SUB2006-00201
Tyler Ridge Apartments Subdivision
South terminus of Victoria Drive, extending to the North side of Thomas Road.
2 Lots / 22.2± Acres

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

At its meeting on September 21, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **improvement of Thomas Road to Mobile County standards along the entire Southern boundary of the site;**
- 2) **dedication of right-of-way sufficient to provide 30 feet, as measured from the centerline of Thomas Road, if improvements to Thomas Road do not include curb-and-gutter, or 25 feet to centerline if improvements do include curb-and-gutter;**
- 3) **placement of a note on the final plat stating that Lot 1 is limited to one curb-cut to Victoria Drive and one curb-cut onto Thomas Road, and that Lot 2 is limited to two curb-cuts onto Thomas Road, with the size, design and location to be approved by the Mobile County Engineering Department;**
- 4) **placement of a note on the final plat stating that Lot 1 is required to connect to Victoria Drive and to Thomas Road;**
- 5) **correction of the written legal description;**
- 6) **placement of a note on the plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;**
- 7) **construction of a 6-foot high wooden privacy fence along the East property line of lot 2 adjacent to where the apartments will be constructed; and**
- 8) **submission of certification to Urban Development by a licensed engineer that detention facilities are adequate to comply with City of Mobile volume and discharge rate standards prior to signing of the final plat.**

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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.