

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 22, 2007

B & R Properties
c/o Robbie Chastain
5480 Willis Road
Theodore, AL 36582

Re: Case #SUB2007-00129
B & R Properties Subdivision
5290 & 5480 Willis Road
(West side of U.S. Highway 90 Service Road, 500'± West of U.S. Highway 90
West, and extending West to the East side of Willis Road).
2 Lots / 3.3± Acres

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

At its meeting on June 21, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat limiting Lot 1 to one curb cut with the size, location, and design to be approved by County Engineering and limiting Lot 2 to the two existing curb cuts;
- 2) placement of a note on the final plat stating that crossover traffic between Lots 1 and 2 is prohibited;
- 3) placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 4) provision of the seven recorded copies, with Map Book and Page numbers, of Ram's Head Addition to Tillmans Corner Subdivision, Unit Two, Resubdivision of Lot 1 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: Polysurveying Engineering and Land Surveying