



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 9, 2014

Ramshead, LLC
12351 Hwy 188
Grand Bay, AL 36541

Re: Case #SUB2014-00048
Collins Subdivision, First Addition, Resubdivision of Lots 10-12, and Lot 1 of
Collins Property Subdivision, and Lot 1 Johnston Estates.
Northwest corner of Sermon Road North and U.S. Highway 90 West extending to
the East side of Willis Road
3 Lots / 5.4± Acres

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

At its meeting on June 5, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication to provide 125' from the centerline of U.S. Highway 90, if necessary;
- 2) retention of the dedication to provide 30' from the centerline of Willis Road;
- 3) retention of the 25' minimum building setback line along all street frontages;
- 4) illustration of the lot sizes in square feet and acres after dedication;
- 5) placement of a note on the Final Plat stating that the maintenance of all common areas and detention facilities is the responsibility of the property owners and not the City of Mobile;
- 6) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Show and label the proposed ROW (name and width). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Dedication of the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Southwest corner of*

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LOT 1-A. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. G. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.);

- 7) *compliance with Fire Department comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 8) *compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 9) *Lot 1-A is limited to its existing curb cuts, Lot 2-A is limited to two curb cuts to Sermon Road, and Lot 3-A is limited to one curb cut to the proposed new right-of-way, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and*
- 10) *placement of a note on the Final 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.*

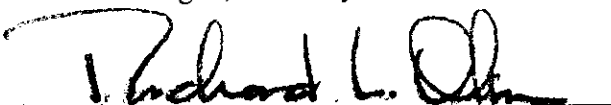
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy 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 of Mobile, Inc.