

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

Mobile Schillinger, LLC
P.O. Box 12645
Pensacola, FL 32591
Attn: Harry Levin

Re: Case #SUB2011-00135

Liberty Subdivision

East side of Schillinger Road, 730'± North of Meadows Boulevard extending to the Northern termini of Meadow Drive North, Meadow Dale Drive, Meadow Run Drive, Meadow Height Drive and to the Western terminus of Augustine Drive.

Number of Lots / Acres: 262 Lots / 120.2 Acres±

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

Dear Applicant(s):

At its meeting on December 15, 2011, with waivers of Sections V.B.8. Alleys, V.D.1. Size and Shape of Lots, V.D.2. Minimum Dimensions, V.D.3. Maximum Depth, V.D.9. Minimum Front Yard Setback, and VI.C.4. Sidewalks, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 50', as measured from the centerline of Schillinger Road South;**
- 2) **the placement of ALL building setbacks and a table illustrating ALL setbacks on the Final Plat;**
- 3) **the placement of a typical lot setback for ALL size of lots to be illustrated on the Final Plat;**
- 4) **placement of a note on the Final Plat stating that direct access to Schillinger Road South is denied for any lots fronting onto Schillinger Road South;**
- 5) **the labeling of each lot with its size in square feet and acres, or the placement of a table on the Final Plat with the same information;**
- 6) **placement of a note on the Final Plat stating that all lots (including corner lots) are limited to one curb-cut each, with the size, design, and location to be approved by the Mobile County Engineering Department and in conformance with AASHTO Standards;**

- 7) compliance with the Traffic Impact Study and acceptance by the Mobile County Engineering Department prior to signing the Final Plat;
- 8) 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;
- 9) the placement of a note on the Final Plat, stating that maintenance of the Common Area/Detention Area, and any other common areas, are the responsibility of the development's property owners;
- 10) the applicant receive the approval of all applicable federal, state, and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities;
- 11) the applicant receive approvals to allow the reduced utility easements and these easements be located on the Final Plat;
- 12) the location and size of the sidewalks be approved by County Engineering and conform to state and Federal guidelines;
- 13) 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.8. of the Subdivision Regulations; and,
- 14) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's stormwater 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: McInnis, LLC

Rester and Coleman Engineers, Inc.