



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

July 17, 2013

OFFICE OF THE CITY COUNCIL  
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CITY CLERK  
LISA C. LAMBERT

Ramshead LLC  
12351 Hwy 188  
Grand Bay, Alabama 36541

Re: Case #SUB2013-00055  
Willis & Cross Road Subdivision  
Northeast corner of Middle Road and Willis Road.  
5 Lots / 11.4± Acres

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

At its meeting on July 11, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that all lots are denied access to Interstate 10;
- 2) placement of a note on the final plat stating that Lots 1 and 5 are limited to one curb-cut each, Lots 2 and 3 are limited to two curb-cuts each, and that Lot 4 is limited to one curb-cut to Middle Road and one curb-cut to Willis Road, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.
- 3) dedication of 25 foot of right-of-way along the entire frontage of I-10, as depicted on the preliminary plat;
- 4) provide appropriate radii at the corner of Cross Road and Willis road as determined by Traffic Engineering;
- 5) retain 25' setback along all frontages;
- 6) provision of the required setback from radius dedication;
- 7) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 3. Add a note to the plat stating that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must*

*comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 4. Dedicate a 50' radius (minimum) at the southeast corner of Lot 4 to Public ROW. Location and size to be approved by Traffic Engineer and City Engineer.)*

- 8) **compliance with Traffic Engineering comments** (*Each lot shall be limited to one curb-cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*)
- 9) **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.)*)
- 10) **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.*)
- 11) **approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;**
- 12) **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; and**
- 13) **full compliance with all other municipal codes and ordinances, including the buffering, lighting, and tree and landscaping requirements of the Zoning Ordinance.**

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.

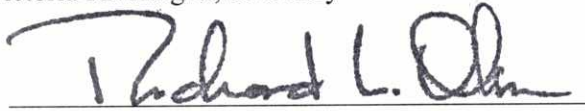
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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.