

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 15, 2013

Ramshead, LLC
12351 Highway 188
Grand Bay, Alabama 36541

Re: Case #SUB2012-00136
Collins Subdivision, First Addition, Resubdivision of Lots 10-12, and Lot 1 of
Collins Property Subdivision and Lot 1 Johnston Estates
5500 Willis Road
(Northwest corner of Willis Road and Sermon Road).
3 Lots / 5.4± Acres

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

At its meeting on February 7, 2013, 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;
- 2) dedication to provide 30' from the centerline of Willis Road;
- 3) revision of the proposed right-of-way to be a minimum of 50';
- 4) extend the Southern property line to meet the corner radii that is created with the proposed new right-of-way;
- 5) illustration of the 25' minimum building setback line along all street frontages;
- 6) illustration of the lot sizes in square feet and acres after dedication;.
- 7) 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;
- 8) 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. Provide a signature block and signature from the Traffic Engineering Department. 3. 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).;*);

- 9) 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.*);
- 10) placement of a note on the Final Plat limiting Lot 1-A to its existing curb cuts, plus a new curb cut to Willis Road; Lot 2-A to two curb cuts to Sermon Road North, plus a new curb cut to Willis Road; and Lot 3-A to one curb cut to the proposed new right-of-way (Willis Road), with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards; and
- 11) 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 (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: Polysurveying Engineering –Land Surveying
Cockrell's of Theodore