

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 8, 2007

Torrington Place LLC
7778-B McKinley Ave
Mobile, AL 36608

Re: Case #SUB2007-00103
Torrington Place Subdivision
9737 and 9891 Nursery Road
(Southeast corner of Nursery Road and Snow Road North).
55 Lots / 18.5± Acres

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

At its meeting on June 7, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **verification of the right-of-way width for Nursery Road, and correction of the plat if necessary;**
- 2) **the dedication of right-of-way sufficient to provide 50-feet from the centerline of Snow Road, as depicted on the preliminary plat;**
- 3) **the renaming of “parcel A” to “Lot 55” or “Lot A”;**
- 4) **placement of a note on the final plat stating that all lots and the main detention area, with the exception of Lot 55 (or Lot A), are denied direct access to Nursery Road and Snow Road North, that Lot 55 (or Lot A) is limited to one curb-cut onto Snow Road North and one curb-cut onto Nursery Road, and that the size, design and location of all curb-cuts are to be approved by the Mobile County Engineering Department;**
- 5) **labeling all common areas, including the detention basin, and placement of a note on the final plat stating that maintenance of the common areas is the responsibility of the subdivision’s property owners;**
- 6) **provision of a letter from licensed engineer certifying compliance with the City of Mobile’s storm water and flood control ordinances to the Planning Section of Urban Development prior to the signing of the plat for any phase;**
- 7) **keeping the lot size information depicted on the preliminary plat on the final plat; and**
- 8) **placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.**

Torrington Place Subdivision

June 8, 2007

Page 2

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: Austin Engineering Co., Inc.