

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Randy Collins
7927 Hwy. 90
Theodore, AL 36582

Re: Case #SUB2008-00116
Collins Subdivision, First Addition, Resubdivision of Lots 17, 18, & 19
(North side of Sermon Road South, extending from U S 90 to Sermon Road West).
3 Lots / 3.5± Acres

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

At its meeting on June 5, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 2) **certification via placement of a note on the plat stating that the property owner / developer will comply with all local, state and Federal regulations regarding endangered, threatened or otherwise protected flora and fauna;**
- 3) **labeling of the lot size in square feet on the plat, or provision of a table on the plat with the same information;**
- 4) **placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations;**
- 5) **placement of a note on the final plat stating that Lot 19 is denied curb cuts to U S Hwy 90; and**
- 6) **the plat be modified to remove the depiction of a 35' reservation, and to illustrate a 60' setback (150' from centerline) from U S Hwy 90 (on Lot 19).**

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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 (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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Polysurveying Engineering-Land Surveying