

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

Crossroads, LLC
P.O. Box 1629
Foley, Alabama 36535

Re: Case #SUB2007-00278
UNO Subdivision, Phase Two
East side of Sollie Road, 245'± South of Shadow Creek Drive.
16 Lots / 10.3± Acres

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

At its meeting on December 6, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards;
- 3) subject to the Engineering Comments (*It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit*); and
- 4) subject to the Traffic Engineering Comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The traffic impact study performed during phase one has yet to be finalized. The comments provided for phase one of the development will apply to phase two as well. The site plan and the traffic impact study do not match as far as phasing of the development. The traffic impact study also shows 34% of the development traffic exiting from the north site access, but this a gated access and no reference is made to if it is an emergency access only, an exit only, or if can be used as and entrance and exit. This information should be provided and the traffic impact study changed to reflect the use if necessary. The developer will be responsible for constructing the recommended turn lanes into the site to City of Mobile standards. The traffic impact study did not provide a signal warrant analysis for the site. A signal*

warrant analysis will be required and the developer will be required to install a signal if one is warranted. The developer will also be required to provide a deceleration lane for the south site access).

- 5) the 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.**

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: Engineering Development Services, LLC