

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 19, 2007

Jared Ramer
3187 Essex Place Drive
Mobile, AL 36695

Re: Case #SUB2007-00248
Ramer Creek Estates Subdivision
Southeast corner of Repoll Road and Repoll Boulevard (private road).
25 Lots / 9.8± Acres

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

At its meeting on October 18, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the November 15th meeting, with required information submitted by October 30th, to allow the applicant to address the following:

- 1) provision of street-stubs to the South;
- 2) placement of a note on the final plat stating that maintenance of the common areas, including retention areas, is the responsibility of the home owners;
- 3) labeling each lot with its size in square feet, or a table depicting the same information on the Final Plat;
- 4) placement of a note on the Final Plat stating that Lots 1 and 25 are limited to one curb-cut each with the size, design and location to be approved by County Engineering;
- 5) construction and dedication of the new street to County Engineering standards;
- 6) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat;
- 7) placement of a note on the plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
and

- 8) the submission of a letter stating the compliance of Section V.D.2. of the Subdivision Regulations prior to the signing of the Final Plat or documentation from the developer stating the location and design of a centralized sanitary system to handle the wastewater of the subdivision.**

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: Byrd Surveying, Inc.