

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 9, 2010

Russ Ltd. ½ Int & Langan
960 Schillinger Rd. S., Ste F
Mobile, AL 36695

Re: Case #SUB2010-00048
Shilco Subdivision, Lot 1, Re-subdivision of Lot 1
2409 Schillinger Road
(East side of Schillinger Road, 380'± North of Cottage Hill Road).
1 Lot / 5.1± Acre

Dear Applicant(s):

At its meeting on July 8, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) Placement of a note on the final plat stating that Lot 1, including the future lease area, is limited to a maximum of two (2) curb-cuts, with the size, design and location to be approved by Mobile County Engineering, and to conform to AASHTO standards;**
- 2) Labeling and depiction on the final plat of the 25-foot minimum building setback line and lot size information in square feet, as shown on the preliminary plat;**
- 3) Placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;**
- 4) Placement of a note on the final 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 permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**

- 5) Labeling of the lot with its size in square feet; and
- 6) Placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required 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: Frank A. Dagley