

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 7, 2007

Coastal Land Development, LLC  
915-A Hillcrest Road  
Mobile, AL 36695

**Re: Case #SUB2007-00207**  
**Viking Park Subdivision**  
Northeast corner of Snow Road and Wulff Road.  
1 Lot / 3.1± Acres

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

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

- 1) **dedication of right-of-way sufficient to provide a minimum of 50-feet, as measured from the centerline of Wulff and Snow Roads, as depicted;**
- 2) **adjustment of the property line at the intersection corner to provide an appropriate radius consistent with Section V.D.6. of the Subdivision Regulations, to be approved by Mobile County Engineering;**
- 3) **adjustment of the 25-foot minimum building setback line to accommodate condition number 2;**
- 4) **placement of a note on the final plat stating that Lot A is limited to two curb-cuts onto Wulff Road and two curb-cuts onto Snow Road, with the size, design and location of all curb-cuts to be approved by Mobile County Engineering;**
- 5) **revision of the plat to label Lot A with its size in square feet (in addition to the acres), or placement of a table on the plat with the same information;**
- 6) **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.; and**
- 7) **placement of a note on the final 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.**

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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 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](mailto: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.