

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

Brent Robinson
2070 Second Creek Drive
Mobile, AL 36695

Re: Case #SUB2008-00156
Moffett Square Subdivision
3351 Moffett Road
(Southwest corner of Moffett Road and Smith Street).
1 Lot / 0.3± Acre

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

At its meeting on August 7, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provided 25' as measured from the centerline of Smith Street;**
- 2) **dedication of sufficient right-of-way to provided a 25' radius curve at the Southwest corner of Moffett Road and Smith Street;**
- 3) **placement of a note on the final plat stating that the lot is limited to one curb cut to Moffett Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **illustration of the 25' minimum building setback line as measured from the current Moffett Road right-of-way and from the dedicated right-of-way along the corner radius and Smith Street;**
- 5) **labeling of the lot with its size in square feet, or the furnishing of a table on the final plat providing the same information;**
- 6) **placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 7) **subject to the Engineering Comments: *(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. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property).***

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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: Speaks & Associates Consulting Engineers, Inc.
Alma Barnes