

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 18, 2008

David D. Hamilton
7202 Wynnridge Drive
Mobile, AL 36695

Re: Case #SUB2007-00324
Tower Park Subdivision
2350 Schillinger Road South
(West side of Schillinger Road South, 675'± North of Cottage Hill Road).
2 Lots / 4.7± Acres

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

At its meeting on January 17, 2008, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and approved the above reference subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one curb cut to Schillinger Road South, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 2) revision of the minimum building setback line on Lot 2 to provide a 25' setback from where the "pole" meets the "flag" portion of the lot;
- 3) removal of the extra lot line from where the "pole" meets the "flag" portion of Lot 2;
- 4) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 6) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

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.

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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: Hutchison, Moore, & Rauch LLC
Tower Development, LLC