

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 5, 2008

Tillman's Corner Partners II
c/o Head Companies
Attn: David Head
P.O. Box 230
Point Clear, AL 36565

Re: Case #SUB2008-00184
Tillman's Square Subdivision, Resubdivision of Lot 1
5441 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 200'± North of Coca Cola Road).
2 Lots / 11.1± Acres

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

At its meeting on September 4, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 125' from the centerline of U.S. Highway 90 West;**
- 2) **illustration of the 25' minimum building setback line along Lot 1 as measured from any required dedicated right-of-way;**
- 3) **illustration of the 25' minimum building setback line along Lot 2 as measured from its front property line (West line) along Lot 1;**
- 4) **placement of a note on the final plat stating that Lot 1 is limited to the existing curb cuts to U.S. Highway 90 West, with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the final plat stating that Lot 2 is limited to one curb cut to U.S. Highway 90 West, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 6) **labeling of each lot with its size in square feet and acres, or the furnishing of a table on the plat providing the same information;**

- 7) **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 any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 8) **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**
- 9) **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.**

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: Rester and Coleman Engineers, Inc.