

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 22, 2008

Larry Ward
c/o Ward Enterprises
7985 Tanner Williams Road
Mobile, AL 36608

Re: Case #SUB2008-00177
Auto World Subdivision
7950 Tanner Williams Road
(North side of Tanner Williams Road, 245'± East of Tanner Williams Court).
4 Lots / 11.0± Acres

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

At its meeting on August 21, 2008, the Planning Commission waived Sections V.D.1. and V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to indicate the current right-of-way width along Tanner Williams Road, and dedication of sufficient right-of-way to provide 50' from the centerline of Tanner Williams Road, if currently less;
- 2) illustration of the 25' minimum building setback line along Tanner Williams Road for all lots, as measured from any required dedicated right-of-way;
- 3) illustration of a 25' minimum building setback line on Lot 3 from the rear line of Lots 1, 2 and 4, and the rear line of Lot 1, Larry & Bradley Ward Subdivision;
- 4) placement of a note on the final plat stating that each lot is limited to one curb cut to Tanner Williams Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 5) revision of the plat to label each lot with its size in square feet and acreage, or the furnishing of a table on the plat providing the same information;
- 6) 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.

- 7) **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**
- 8) **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: M. Don Williams Engineering