

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

Anthony A. Cooper
900 Hillcrest Road
Mobile, Alabama 36695

Re: Case #SUB2009-00037
Mobile South Business Park Subdivision, Unit One, Revision and Addition to
Lot 15
5230 Business Parkway
(Southwest corner of Business Parkway and Interstate 10 West).
1 Lot / 3.7± Acres

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

At its meeting on April 2, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **setback sufficient to provide a minimum 175' from the centerline of Interstate Highway 10, plus an additional 20' for the minimum building setback line along Interstate Highway 10 (195' total);**
- 2) **placement of a note on the final plat stating that the site is denied direct access to Interstate Highway 10 and limited to two curb cuts to Business Parkway, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **labeling of the lot with its size in square feet (in addition to acreage), or the provision of a table on the final plat with the same information;**
- 4) **the applicant receive the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;**
- 5) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 6) **subject to City Engineering comments: (*Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Analysis of receiving system will be required to verify capacity. 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. Must provide detention for any impervious area added in excess of 4,000 square feet.*)**

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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 (1) 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.