

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Benjamin E. Keyser III
9372-A Calhoun Road
Semmes, AL 36575

Re: Case #SUB2008-00103
Keyser Estates Subdivision
9372 Calhoun Road
(North side of Calhoun Road at its West terminus).
2 Lots / 17.5 Acres

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

At its meeting on June 5, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating Lots 1 and 2 are to share a common curb cut;**
- 2) **placement of a note on the Final Plat stating that there shall be no future resubdivision until adequate frontage is provided on a paved, county standard and maintained street;**
- 3) **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;**
- 4) **the approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;**
- 5) **certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna;**
- 6) **the 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; and**
- 7) **depiction of the 25-foot minimum building setback lines from the access strip or "pole".**

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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: Polysurveying Engineering-Land Surveying
Benjamin E. Keyser, Jr.