

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 5, 2008

Merchants Bank
877 Hillcrest Road
Mobile, AL 36695

Re: Case #SUB2008-00188
Merchants Bank Subdivision
North side of Moffett Road at the North terminus of Illinois Street.
2 Lots / 14.0± 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 a minimum 50' as measured from the centerline of Moffett Road;**
- 2) **placement of a note stating that each lot is limited to one curb cut to Moffett Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;**
- 3) **placement of a note on the site plan stating that no future re-subdivision of Lot 2 will be allowed without providing road construction for addition frontage;**
- 4) **depiction of the 25' minimum building setback line prior to signing the final plat;**
- 5) **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;**
- 6) **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**
- 7) **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.**

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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: Goodwyn, Mills & Cawood, Inc.
Hollis L. Gray
MRCO, LLC