

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 18, 2008

Chunchula Energy Corp.  
3632 Dauphin Street, Suite 101  
Mobile, AL 36608

**Re: Case #SUB2007-00332  
Schillinger-Water Tower Subdivision**

North side of Cottage Hill Road, 480'± West of Schillinger Road, extending to the West side of Schillinger Road South, 350'± North of Cottage Hill Road.  
2 Lots / 8.9± Acres

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

At its meeting on January 17, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of adequate right-of-way to provide 50-feet from the centerlines of Schillinger Road and Cottage Hill Road;
- 2) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Schillinger Road, to be located on the North side of the lot in the 30' easement shown on the plat submitted, with the size, design and location to approved by County Engineering and conform to AASHTO standards;
- 3) the placement of a note on the final plat stating that Lot 2 is limited to one curb cut to Cottage Hill Road , with the size, design and location to approved by County Engineering and conform to AASHTO standards;
- 4) 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;
- 5) 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;
- 6) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
- 7) labeling of each lot with its size in square feet; and
- 8) the placement of the 25-foot minimum building setback lines on the final plat.

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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 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](mailto: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: Clark, Geer, Latham & Associates, Inc.