

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

Don Williams
8275 Easley Road
Grand Bay, AL 36541

Re: Case #SUB2008-00164
Highway 90 - Interstate Highway 10 Business Park Subdivision
5535 Linwood Steiner Road
(North side of Kooiman Road, 200'± East of U S Highway 90, extending to the
East side of Linwood Steiner Road, 280'± North of Kooiman Road, and extending
to the East terminus of Linwood Steiner Road).
4 Lots / 38.3± Acres

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

At its meeting on August 7, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that lots 1 and 3 are limited to two curb-cuts each;
- 2) placement of a note on the final plat stating that lot 4 is limited to two curb-cuts onto Kooiman Road, and one curb-cut onto Barry Drive;
- 3) placement of a note on the final plat stating that lot 2 is limited to one curb-cut, and that no future subdivision of lot 2 shall be allowed until additional frontage on a public street is provided via the construction of a road;
- 4) placement of a note on the final plat stating that the size, design and location of all curb-cuts are to be approved by Mobile County Engineering (and ALDOT for Barry Drive), and to conform to AASHTO standards;
- 5) placement of a note on the plat stating that all lots are denied access to Linwood Steiner Road;
- 6) revision of the 25-foot minimum building setback line for lot 2 so that a "box" occurs where Linwood Steiner Road stubs into the lot, and where the pole of lot 2 meets the "flag" portion of the lot;

- 7) 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 permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 8) retaining of the note stating that the maintenance of the depicted common area detention facilities is the responsibility of the property owners;
- 9) 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
- 10) placement of a note on the final plat, as depicted on the preliminary 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: Patrick Land Surveying