

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 17, 2009

Mr. Ed Castille
One Technology Court
Montgomery, AL 36116

Re: Case #SUB2009-00098
Maritime Science Center Subdivision
200 Addsko Road
(Southeast corner of Addsko Road and Battleship Parkway).
2 Lots / 23.5± Acres

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

At its meeting on July 16, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **inclusion of the entire tax parcel on the Final Plat with appropriate labeling as future development or conservation area;**
- 2) **depiction of the 25-foot minimum building setback line along all public right-of-way frontages;**
- 3) **retention of lot size labeling in square feet;**
- 4) **provision of a note on the Final Plat stating that Lot 1 is limited to two curb cuts, with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering, and conform to AASHTO standards;**
- 5) **provision of a note on the Final Plat stating that Lot 2 is limited to the existing curb cut, with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering, and conform to AASHTO standards;**
- 6) **provision of a note on the Final Plat stating that approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits;**
- 7) **provision of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**

- 8) provision 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.8 of the Subdivision Regulations;
- 9) compliance with Engineering Comments: Show Minimum FFE on each lot shown on plat. Reference any FEMA approvals for LOMR submittals. 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; and
- 10) full compliance with all applicable municipal codes and ordinances.

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: Goodwyn, Mills & Cawood, Inc.
Alabama Industrial Development Training(AIDT)