

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 16, 2007

Air-Rite Contractors, Inc.
Attn: Mason Head
12351 Highway 188
Grand Bay, AL 36541

Re: Case #SUB2007-00268

Sanbrook Estates Subdivision, Unit Two

South terminus of D'Iberville Drive North (private street), extending to the East terminus of Dutchman Woods Drive, and the West side of an unopened, unnamed public right-of-way.
2 Lots / 37.0± Acres

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

At its meeting on November 15, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of the building setback line for the West side of Lot 2 along the East edge of the Alabama Power Company right-of-way easement;**
- 2) **placement of the 25' minimum building setback line on the East side of Lot 2 along the unopened, unnamed public right-of-way;**
- 3) **placement of a note on the final plat stating that Lot 2 is denied access to the unopened, unnamed right-of-way along the East side until it is constructed to County standards;**
- 4) **revision of the plat to indicate the vacated portion of the unopened, unnamed public right-of-way along the East side of the property, North of the West terminus of Nugget Drive;**
- 5) **placement of a note on the final plat stating that there shall be no future resubdivision of Lot 1 until Private Road 074 has been improved to County standards and dedicated to Mobile County;**
- 6) **labeling of each lot with its size in acres, or the provision of a table furnishing the same information;**
- 7) **placement of a note on the final plat stating that the approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;**

- 8) 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
- 9) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering.

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.

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: Byrd Surveying, Inc.
Julia L. Brooks