

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 18, 2007

Arnold G. Finch
4600 S. Schillinger Road
Mobile, AL 36619

Re: Case #SUB2007-00072
The Old Finch Place Subdivision
4600 Schillinger Road South
(West side of Schillinger Road South, 175'± South of Bullitt Drive, and extending
Westward to Clearview Drive).
3 Lots / 6.8± Acres

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

At its meeting on May 17, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 50-feet, as measured from the centerline of Schillinger Road South;**
- 2) **placement of a note on the plat stating that all lots are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering;**
- 3) **revision of the plat to depict the 25-foot minimum building setback line for all lots;**
- 4) **placement of a note on the final plat stating that development will be designed to comply with the storm water detention and drainage facilities 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 facilities of the City of Mobile storm water 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;**
- 5) **labeling of the size of each lot in square feet, or placement of a table on the plat with the same information; and**
- 6) **placement of a note on the 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.**

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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.

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.