

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 16, 2006

Maury Friedlander
740 Museum Dr.
Mobile, AL 36608

Re: Case #SUB2006-00106

Alta Subdivision

East side of Schillinger Road North, extending from Old Shell Road to Avenue G.

3 Lots / 3.3± Acres

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

At its meeting on June 15, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) submission of proof that Lot A is served by public water and/or sanitary sewer, and that Lot C is served by both public water *and* sanitary sewer, prior to signing the final plat;
- 2) dedication sufficient to provide 50 feet from the centerline of Old Shell Road;
- 3) dedication of sufficient right-of-way to provide 30 feet from the centerline of Avenue G;
- 4) the placement of a note on the final plat stating that the site is denied direct access to Avenue G until it is constructed to County Engineering standards;
- 5) the placement of a note on the final plat stating that the site is limited to three curb cuts to Schillinger Road and two curb cuts to Old Shell Road, with size, location, and design subject to County Engineering approval;
- 6) the dedication of a 25-foot turning radius at Schillinger and Old Shell Roads, to align with the other dedicated right-of-way along Old Shell Road;
- 7) completion of the vacation process for Tanner Road;
- 8) that the site be developed in compliance with applicable State or County codes, with regard to existing and new construction allowable on a single lot of record; and
- 9) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must

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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 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.
A M. Broadus