

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2003

William D. Smith
1310 Laval Court
Mobile, AL 36693

Re: Case #SUB2003-00147

Surfrider Subdivision

Northeast corner of East I-65 Service Road South and Cottage Hill Road.

2 Lots / 1.5± Acres

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

At its meeting on July 24, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 150' from the centerline of Interstate 65;
- (2) the placement of a note on the final plat stating the Lot 1 is limited to one curb cut to Cottage Hill Road Access Road and one curb cut to East I-65 Service Road South with the location, size, and design to be approved by Traffic Engineering;
- (3) the placement of a note on the final plat stating that Lot 2 is limited to two curb cuts to East I-65 Service Road South with the location, size, and design to be approved by Traffic Engineering;
- (4) the dedication of a 25' radius at the intersection of Cottage Hill Road Access Road and East I-65 Service Road South; and
- (5) the placement of the 25-foot minimum building setback line on the final plat along both street frontages.

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 henley@cityofmobile.org.

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If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Lovitte Surveying, Inc.