

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 20, 2004

Coastal Enterprises, Inc.
915 Hillcrest Rd.
Mobile, AL 36695

Re: Case #SUB2004-00023
Viking Place Subdivision, Phase I & II
Northeast corner of Snow Road and Wulff Road.
53 Lots / 25.0± Acres

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

At its meeting on February 19, 2004, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient rights-of-ways to provide 50' from the centerline of Wulff Road and Snow Road;
- 2) the placement of a note on the final plat stating that Lots 1 and 48 through 53 are denied direct access to Snow Road;
- 3) the provision of a traffic circle in the area of Lots 15 and 30;
- 4) Parcel A shown as a lot on the final plat;
- 5) all detention areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association; and
- 6) the 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.

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.

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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.

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: Austin Engineering Company, Inc.