

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 7, 2003

Dan Henry, Henry Engineering Associates, Inc.
21 Industrial Drive
Thorsby, AL 35171

Re: Case #SUB2003-00009

West Moffett Commercial Park Subdivision

3385 and 3395 Schillinger Road North and 7875 Moffett Road (West side of Schillinger Road, 280'± South of Moffett Road, extending to the South side of Moffett Road, 145'± West of Schillinger Road).

5 Lots / 43.1± Acres

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

At its meeting on February 6, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of sufficient right-of-way along Moffett Road to provide a minimum of 50' from centerline;
- (2) dedication of sufficient right-of-way along Schillinger Road to provide a minimum of 50' from centerline;
- (3) placement of a note on the final plat stating that the subdivision is limited to one curb cut to Moffett Road and one curb cut to Schillinger Road, location and design to be approved by County Engineering;
- (4) placement of a note on the final plat stating that there shall be no cross-easements or access through properties that are not included in this subdivision;
- (5) provision of buffering in compliance with Section V.A.7 where the site abuts residential properties; and
- (6) placement of the required building setback line along all 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.

Dan Henry, Henry Engineering Associates, Inc. (Case #SUB2003-00009)

February 7, 2003

Page 2

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: Harper and Garratt Engineering