

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 4, 2008

Mrs. Charles Shofner
3448 Dawes Road
Mobile, AL 36695

Re: Case #SUB2008-00029
Magnolia Way Subdivision, Resubdivision of Lot 2
3448 Dawes Road
(West side of Dawes Road, 180'± North of Scott Dairy Loop Road South).
2 Lots / 2.5± Acres

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

At its meeting on April 3, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the plat stating that each lot is limited to one curb cut to Dawes Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 2) revision of the minimum building setback on Lot 2A to at least 25' from where the "pole" meets the "flag" portion of the lot;
- 3) placement of a note on the final plat stating that no future subdivision of Lot 2A will be allowed unless additional adequate frontage on a public street is provided;
- 4) placement of a note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 6) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

Magnolia Way Subdivision, Resubdivision of Lot 2
April 4, 2008
Page 2

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: Polysurveying Engineering – Land Surveying