

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 22, 2008

Mark Davis
207 Tanner Williams Ct., Suite A
Mobile, AL 36608

Re: Case #SUB2007-00329

Harmony Plaza Subdivision

South side of Moffett Road, 420'± East of Snow Road North, extending to the East side of Snow Road North, 360'± South of Moffett Road, and extending to the North side of Blackwell Nursery Road South (vacated right-of-way).
12 Lots / 42.1± Acres

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

At its meeting on February 21, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of a minimum of 50' of right-of-way from the centerline of both Moffett Road and Snow Road;
- 2) placement of a note on the final plat stating that the site is limited to two (2) standard curb-cuts onto Snow Road, located between lots 6 and 7, and lots 9 and 10, and three (3) right-in, right-out curb-cuts located to serve lot 5, lot 8, and shared between lots 10 and 11, as depicted on the preliminary plat;
- 3) placement of a note on the final plat stating the site is limited to one (1) standard curb-cut onto Moffett Road, located between lots 1 and 2, and one (1) right-in, right-out curb-cut between lots 3 and 4, as depicted on the preliminary plat;
- 4) placement of a note on the final plat stating that the size and design of all curb-cuts are to be approved by Mobile County Engineering, and conform to AASHTO standards;
- 5) placement of a note on the final plat stating that all lots are denied direct access to the private street along the Southern boundary of the site;
- 6) dedication of the "access and utility easement" as a public street per Section V.D.4. of the Subdivision Regulations, or as a private street complying with Section VI.I.E. of the Subdivision Regulations; either shall be constructed to County Engineering Standards and the 2003 International Fire Code, and

- accepted by County Engineering (if a public street) prior to signing the final plat;
- 7) labeling of lots with their sizes in square feet (in addition to acreage), or the provision of a table on the plat with the same information;
 - 8) placement of a note on the final plat stating that approval of all applicable federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
 - 9) 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
 - 10) 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 Urban Development Department prior to signing the final plat.

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: Gonzalez – Strength & Associates, Inc.
Thomas E. Martin