

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 22, 2010

Mary Kaye Grimes
9515-A Magnolia Rd.
Irvington, AL 36544

Re: Case #SUB2010-00113
Evonne & Leon Grimes Estates Subdivision
9515 Magnolia Road
(East side of Magnolia Road, 290'± South of Half Mile Road).
2 Lot / 5.8± Acre

Dear Applicant(s):

At its meeting on October 21, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:

- 1) placement of a note on the final plat stating that no future subdivision of Lot 2 will be allowed until additional frontage on a paved public street is provided;**
- 2) placement of a note on the final plat stating that each lot is limited to one curb-cut to Magnolia Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;**
- 3) placement of a note on the final plat stating development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;**
- 4) placement of a note on the final plat stating that the approval of all applicable federal, state, and local environmental agencies for wetlands would be required prior to the issuance of any permits or land disturbance activities;**
- 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.8 of the Subdivision Regulations; and,**

- 6) placement of a note on the final plat stating development must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.**

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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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