

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 22, 2010

Dobbs-Nolen  
1633 Kali-Oka Rd.  
Mobile, AL 36613

**Re: Case #SUB2009-00173 (Subdivision)**

**Legacy Subdivision, Phase Two & Phase Three**

East terminus of Darling Road, extending Northeastward to the West terminus of Legacy Lane and the South terminus of Heritage Circle.  
23 Lot / 85.3± Acre

Dear Property Owner(s):

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

**After discussion, the Planning Commission approved a modified request, limiting development to Phase Two (Lots 1-6), subject to the following conditions:**

- 1) Remainder of the site to be labeled as future development and to require a new subdivision application;**
- 2) Placement of a note on the plat stating that Lots 1-6 are limited to one curb-cut each with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;**
- 3) Placement of a note on the plat stating that the site must be developed in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species is required;**
- 4) Placement of a note on the plat stating that approval of all applicable federal, state and local agencies for wetlands and floodplains prior to the issuance of any permits or land disturbance activities;**
- 5) Placement of a note on the plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners;**
- 6) Depiction of the 25-foot minimum building setback lines on the plat;**
- 7) Placement of a note on the 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;**
- 8) Placement of a note on the plat stating that the subdivision must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility**

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**requirements of the City of Mobile storm water and flood control ordinances. 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; and**

- 9) 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.**

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](mailto: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: Byrd Surveying, Inc.