

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 21, 2009

OMAR, Inc.  
P.O. Box 143  
Wilmer, AL 36587

**Re: Case #SUB2009-00122**  
**Knollwood Place Subdivision**  
5495 Girby Road  
(Southwest corner of Girby Road and Arrington Drive).  
1 Lot / 0.9± Acre

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

At its meeting on August 20, 2009, the Planning Commission recommended the above referenced subdivision for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to label the rights-of-way widths of both streets (100' for Girby Road, 50' for Arlington Drive), with dedication as needed;
- 2) placement of a note on the final plat stating that the subdivision is limited to one curb cut to Girby Road, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;
- 3) placement of a note on the final plat stating that the subdivision is denied direct access to Arrington Drive, with access only allowed during the site development process (access to be eliminated prior to site development permit expiration or the issuance of a certificate of occupancy);
- 4) the depiction on the final plat of the 25' minimum building setback lines along both Girby Road and Arrington Drive;
- 5) labeling of the lot with its size in square feet (in addition to acreage), or the provision of a table on the final plat with the same information;
- 6) 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; and
- 7) compliance with Engineering comments: *(A drainage easement shall be provided to the City of Mobile along the rear of the property, the size and location of the easement is subject to the approval of the City Engineer. Must comply with all storm water and flood control ordinances. Any work performed*

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*in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer).*

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: Frank A. Dagley & Associates, Inc.