

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2007

Randy Wrigley
4708 Wrigley Road
Ocean Springs, MS 39564

**Re: Case #SUB2007-00076
Magnolia Springs Subdivision**

North side of Silver Pine Road, ½ mile ± West of Schillinger Road North and
extending North to the West terminus of Crary Avenue.
948 Lots / 439.8± Acres

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

At its meeting on April 19, 2007, the Planning Commission granted Tentative approval of the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way along Silver Pine Road to provide 50' from centerline for the portion on the Major Street Plan, and 30' from centerline for the remainder of the future frontage, as shown on the plat submitted;**
- 2) provision of a street stub to the East;**
- 3) coordination with County Engineering regarding the location and design of the proposed road connecting the westernmost unit with the remainder of the development;**
- 4) submission and approval of individual applications for each phase or unit, to ensure that development occurs in a manner to provide the most points of access in a timely and efficient manner;**
- 5) all proposed roads be constructed to county standards, and dedicated to Mobile County;**
- 6) all areas not designated as lots should be labeled as common areas (including wetlands and detention areas), and a note placed on the final plat stating that maintenance of all common areas is the responsibility of the property owners (association);**
- 7) placement of a note on the final plat stating that any lots which are developed commercially (or multi-family residential) and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;**
- 8) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention,**

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- drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; and**
- 9) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.**

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: Engineering Development Services, LLC
Silver Pine L.L.C.