

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 18, 2008

Mark Davis
207 Tanner Williams Court, Suite E
Mobile, AL 36608

Re: Case #SUB2008-00042

Alabaster Subdivision

North side of Howells Ferry Road, ¼ mile± East of the North terminus of Havens Road.

9 Lots / 11.5± Acres

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

At its meeting on April 17, 2008, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to approve this application under Section VIII of the Subdivision Regulations as a gated, private street subdivision, subject to the following conditions:

- 1) dedication of sufficient right-of-way, as depicted on the preliminary plat, to provide 50 feet from the centerline of Howells Ferry Road;**
- 2) dedication of 50-feet of right-of-way on the West side of the site, as depicted on the preliminary plat, for the Eliza Jordan Road/New Connection to Moffett Road;**
- 3) depiction of the 25-foot minimum building setback line to reflect required dedications, as shown on the preliminary plat;**
- 4) compliance with Section VIII.E.2, Standards for private road construction;**
- 5) placement of a note on the Final Plat stating that the gate is to remain in operation at all times;**
- 6) placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**

- 7) placement of a note on the Final Plat stating that maintenance of the detention basin and common area is the responsibility of the subdivision's homeowners association;**
- 8) placement of a note on the Final Plat stating that lots 1 – 5 and 9 are denied direct access to Howells Ferry Road and the Eliza Jordan Road/New Connection;**
- 9) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and,**
- 10) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected flora and fauna.**

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

Mr. William DeMouy, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Speaks & Associates Consulting Engineers, Inc.