

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 21, 2008

B & W Land Co., LLC
4708 Gibson Road
Ocean Springs, MS 39564

Re: Case #SUB2008-00238
Magnolia Springs Subdivision, Phase One
North side of Silver Pine Road at its West terminus.
176 Lots / 87.8± Acres

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

At its meeting on November 20, 2008, the Planning Commission approved 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) **the placement of a note on the Final Plat stating that all lots are limited to one curb cut and denied direct access to Silver Pine Road, with the size, design and location to be approved by County Engineering;**
- 3) **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;**
- 4) **submission of a Traffic Impact Study based on the entire composite development with the submission of the next phase application;**
- 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) 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 requiring submission of a letter 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;
- 9) depiction of the 25-foot minimum building setback line on all lots and common areas, on the final plat;
- 10) placement of a note on the final plat stating that the maintenance of all common areas shall be the responsibility of the property owners;
- 11) compliance with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, particularly as applied to the subdivision layout, design and road construction, to be verified by Mobile Fire-Rescue; and
- 12) 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 (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: Engineering Development Services, LLC