

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 6, 2009

Julia G. Crigler  
5945 Magnolia Rd.  
Theodore, AL 36582

**Re: Case #SUB2009-00153**  
**Ashila Estates Subdivision**  
5945 Magnolia Road  
(East side of Magnolia Road, 580'± South of Allegro Drive).  
2 Lots / 11.7± Acre

Dear Applicant(s):

At its meeting on November 5, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Provision of labeling of the lot size, in square feet, on the final plat, or provision of a table on the final plat with the same information;**
- 2) **Dedication sufficient to provide 30 feet from the centerline of Magnolia Road;**
- 3) **Depiction of the 25-foot minimum building line wherever the site fronts a public right-of-way, including Interstate 10;**
- 4) **Placement of a note on the final plat denying both Lot 1 and Lot 2 access to Interstate 10;**
- 5) **Placement of a note on the final plat limiting Lot 1 to one curb cut and Lot 2 to two curb cuts to Magnolia Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering;**
- 6) **Placement of a note on the final plat stating that there will be no future subdivision to increase the number of lots until Magnolia Road is constructed to County Road standards**
- 7) **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 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 issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 8) 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 species;
  - 9) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
  - 10) 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.8 of the Subdivision Regulations.

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: Erdman Surveying, LLC