

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 22, 2011

Dobbs-Nolen, LLC  
10951 Legacy Lane  
Mobile, AL 36608

**Re: Case #SUB2011-00028**  
**Legacy Subdivision, Phase Three**  
Southern terminus of Heritage Circle.  
**Number of Lots / Acres:** 31 Lots / 64.3± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.  
County

Dear Applicant(s):

At its meeting on April 21, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;**
- 2) **the labeling of each lot with its size in square feet, or placement of a table on the Final Plat with the same information;**
- 3) **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;**
- 4) **placement of a note on the Final Plat to comply with the City of Mobile stormwater and flood control ordinances: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits.)*;**
- 5) **approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities;**
- 6) **placement of a note on the Final Plat limiting each lot to one curb-cut to Heritage Circle, with the size, design, and location of all curb-cuts to be**

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- approved by Mobile County Engineering and conform to AASHTO standards;
- 7) provision of a turn-around to be approved by County Engineering at the terminus of Heritage Circle;
  - 8) placement of a note on the Final Plat stating that the maintenance of all common areas and detention facilities is the responsibility of the property owners and not Mobile County;
  - 9) placement of a corrected legal description; and,
  - 10) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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: Byrd Surveying, Inc.