

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 20, 2008

MGS Development LLC
P.O. Box 851803
Mobile, AL 36685

Re: Case #SUB2008-00130
Holley Branch Subdivision, Resubdivision of Lots 14 & 15
1835 Holley Branch Court
(East side of Holley Branch Court at its South terminus, extending to Snow Road,
175'± West of Winterberry Street).
2 Lots / 0.9± Acre

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

At its meeting on June 19, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note stating that each lot is limited to one curb cut to Holley Branch Court, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;**
- 2) **placement of a note on the final plat stating that the lots are denied direct access to Snow Road;**
- 3) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 4) **placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 5) **submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.**

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.

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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc