

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 25, 2008

Robert S. Bowling III  
P.O. Box 9  
Jackson, AL 36545

**Re: Case #SUB2008-00150**  
**Maggie B. Subdivision**  
1491 Schillinger Road South  
(East side of Schillinger Road South, 430'± South of Grelot Road).  
2 Lots / 4.3± Acres

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

At its meeting on July 24, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one curb cut to Schillinger Road South, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 2) illustration of the 25' minimum building setback line along Schillinger Road South;
- 3) labeling of each lot with its size in acreage, or the furnishing of a table on the final plat providing the same information;
- 4) placement of a note on the final plat stating that the common area is denied access to Schillinger Road South;
- 5) placement of a note on the final plat stating that the maintenance of the common area is the responsibility of the property owners;
- 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 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;

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- 7) placement of a note on the final plat stating that a buffer in compliance with Section V.A.7 of the Subdivision Regulations is to be provided where the site adjoins residential property; and**
- 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.**

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](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**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Julius Emile Barrett