

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 21, 2007

R & R Properties, LLC
Attn: Joey McCullough
1926 Telegraph Road
Mobile, AL 36610

Re: Case #SUB2007-00230
Nursery Road Development Subdivision
9486 Nursery Road
(North side of Nursery Road, extending North to the South terminus of Azalea Park Court).
27 Lots / 22.8± Acres

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

At its meeting on September 20, 2007, the Planning Commission waived Section V.B.6. for the cul-de-sac length and approved the above referenced subdivision subject to the following conditions

- 1) correction of the legal description to reflect the recorded lot;**
- 2) correction of the scale issues between the drawing and the labeled scale in the title block;**
- 3) redesign of the subdivision to comply with Appendix D of the 2003 International Fire Code, as adopted by the City of Mobile, and certification by the engineer or surveyor that the subdivision layout and design complies with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, placed as a note on the final plat;**
- 4) labeling of the 25-foot minimum building setback line;**
- 5) placement of a note on the plat stating that each lot is limited to one curb-cut onto the subdivision's cul-de-sac, and that all lots are denied direct access to Nursery Road, with the size, location, and design of all curb-cuts to be approved by the Mobile County Engineering Department;**
- 6) provision 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.7. of the Subdivision Regulations;**
- 7) labeling of all common areas, including detention areas and wetlands, and placement of a note on the plat stating that maintenance of all common areas is the responsibility of the property owners;**

- 8) approvals from federal, state, and local agencies regarding wetlands prior to the issuance of any permits or land disturbance activities;
- 9) 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 signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 10) labeling of each lot in square feet, or provision of a table with the same 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 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: McFadden Engineering, Inc.