

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

D & D, LLC
P.O. Box 290
Mobile, AL 36608

Re: Case #SUB2007-00281
Sawgrass Landing Subdivision
North side of Hamilton Boulevard, 1800' ± East of Rangeline Road.
3 Lots / 8.0± Acres

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

At its meeting on December 6, 2007, the Planning Commission waived Sections V.D.1 and V.D.3. for proposed Lot 3 and 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 each onto Hamilton Boulevard, with the size, design and location to be approved by the Mobile County Engineering Department;
- 2) depiction and labeling of the 25-foot minimum building setback line for all lots where they are at least 60-feet in width;
- 3) placement of a note on the final plat stating that future subdivision of Lot 3 will not be allowed until additional frontage on a public street is provided;
- 4) placement of a note on the 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;
- 5) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits or land disturbance activities;
- 6) revision of the plat to depict the minimum finished floor elevations for each lot and the flood zone(s);
- 7) labeling of the lot size in square feet on the plat, or provision of a table on the plat with the same information; and

- 8) placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. 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 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: Byrd Surveying, Inc.