

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 17, 2005

Loupe Development, LLC
19644 South Muirfield Circle
Baton Rouge, LA 70810

Re: Case #ZON2005-01209
The Preserve Subdivision

North side of Girby Road, 550'± West of the North terminus of Pepper Ridge Drive.
Council District 6

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

At its meeting on June 16, 2005, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approve Planned Unit Development to allow reduced lot sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.

After discussion it was decided to approve this plan subject to the following conditions:

- (1) full compliance with the City Engineering Comments (Developer's engineer must certify that the existing drainage system and outfalls can accommodate the proposed increase in coverage. In addition, detention for a 100 year storm with a 10 year discharge and/or outfall improvement may be required for any new development not already under construction. Any areas that discharge onto adjacent properties and not into a COM maintained system will require a hold harmless agreement. In addition, all stormwater detention should be accomplished above the AE Flood zone. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit);
- (2) the approval of all federal, state and local agencies;
- (3) that a minimum of 10-feet of separation be provided between buildings;
and
- (4) full compliance with all municipal codes and ordinances.

Loupe Development, LLC (Case #ZON2005-01209)

June 17, 2005

Page 2

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Victor McSwain, Secretary

By: /s/ Richard Olsen, Deputy Director of Planning