

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 17, 2005

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

**Re: Case #SUB2005-00127**

**The Preserve Subdivision**

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

134 Lots / 49.1± Acres

Council District 6

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

At its meeting on June 16, 2005, the Planning Commission waived Section V.D.2., of the Subdivision Regulations, and approved the above referenced subdivision 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) dedication of any right-of-way necessary to provide 50-feet from the centerline of Girby Road, a planned major street;
- (3) that the site be limited to the one entrance road as shown on the plat submitted; and
- (4) the approval of all federal, state and local agencies.

**Loupe Development, LLC (Case #SUB2005-00127)**

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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 [henley@cityofmobile.org](mailto:henley@cityofmobile.org).

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

cc: Engineering Development Services, L.L.C.