

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2003

Larry K. Crenshaw
P. O. Box 160345
Mobile, AL 36616

Re: Case #ZON2003-01521
Eastridge Place Subdivision, Lot 15
Southeast corner of East Drive and Eastridge Place.

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

At its meeting on July 24, 2003, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to increase the maximum allowable site coverage to 45% in an R-1, single-family residential subdivision.

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

- (1) full compliance with the Engineering Comments (initial developer provide verification that designed stormwater system and constructed stormwater system are adequate to accommodate increased impervious areas from all submitted requests for increased coverage. Verification should be from professional engineer registered in the state of Alabama. If this is not feasible, each applicant for increased coverage should provide verification that stormwater [designed and constructed] can accommodate increased impervious areas. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit).

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, Planner II