

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 17, 2006

Steve Greene
3817 St. Andrews Dr.
Mobile, AL 36693

Re: Case #SUB2006-00250
Holley Branch Subdivision
West side of Snow Road South, 245'± North of Autumn Leaf Drive North.
48 Lots / 75.0± Acres

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

At its meeting on November 16, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the plat to exclude the portion of The Grove U.M.C. subdivision lot from the future development area;**
- 2) **the placement of a note on the final plat stating the lots 1, 14-17, 43-45 and 48 are denied direct access to Snow Road South;**
- 3) **the developer obtain any necessary federal, state, and local environmental approvals;**
- 4) **placement of a note on the final plat stating that maintenance of the common areas, including stormwater detention facilities if proposed, are the responsibility of the subdivision's property owners;**
- 5) **labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 6) **provision of a letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances to the Planning Section of Urban Development prior to the signing of the final plat; and**
- 7) **the placement 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.**

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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 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: Polysurveying Engineering – Land Surveying