

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 5, 2005

Dobbs & Nolen LLC.
14911 B Dewey Smith Rd.
Grand Bay, AL 36541

Re: Case #SUB2005-00147

Legacy Subdivision

West side of Eliza Jordan Road, ½ mile± South of Kelly Road.
46 Lots / 26.8± Acres

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

At its meeting on august 4, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Eliza Jordan Road;
- 2) the placement of a note on the final plat stating that Lots 16, 26, 27, 36, 37, and 46 are limited to one curb cut each, with the size, location and design to be approved by County Engineering;
- 3) the provision of a traffic circle in the area of Lots 26 and 27;
- 4) dedication and construction of new roads;
- 5) the provision of temporary turnarounds;
- 6) all detention areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association;
- 7) the developer to obtain the necessary approvals from federal, state and local agencies prior to the issuance of any permits; and
- 8) 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.

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

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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.

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: _____
Richard Olsen
Deputy Director of Planning

cc: Speaks & Associates Consulting Engineers, Inc.