

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 12, 2002

Horizon Properties
273 Azalea Road, Suite 1-300
Mobile, AL 36609

**Re: Case #SUB2002-00133
Magnolia Place Subdivision**

West side of East Drive, 3/10 mile \pm South of Old Shell Road, extending to the
East side of Center Drive.
20 Lots / 4.4 \pm Acres

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

At its meeting on July 11, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of any necessary right-of-way along Center Drive to provide 25-feet from the centerline;
- (2) denial of access to Center Drive, until such time as Center Drive is constructed to city standards;
- (3) dedication and construction of the proposed street to city standards, including a cul de sac;
- (4) denial of direct access to Center Drive, except via the new street;
- (5) that the alleys be a minimum of 15-feet wide, 12' paved, one-way, approved by Traffic Engineering, with a note on the final plat stating that the maintenance thereof is the responsibility of the property owners;
- (6) that all common areas be denoted as such, with a note on the final plat stating that the maintenance thereof shall be the responsibility of the property owners; and
- (7) that the building limit lines for each lot be reflected on the final plat (in situations where a setback is provided, it must be a minimum of five-feet, zero-setbacks cannot occur adjacent to each other, nor on the exterior lot lines of the overall development).

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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.

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

cc: Harper and Garratt Engineering