

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 3, 2006

Rick Twilley
P.O. Box 850669
Mobile, AL 36685

Re: Case #SUB2006-00249
Pecan Grove Place Subdivision, Phase Two
West terminus of Pecan Grove Drive.
14 Lots / 9.8± Acres

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

At its meeting on November 2, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the Final Plat stating that Lot 2 (corner lot) is limited to one curb-cut, with the size, design and location to be approved by County Engineering;**
- 2) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat;**
- 3) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat;**
- 4) the approval of all necessary federal, state and local agencies; and**
- 5) 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 Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

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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: Research and Engineering, Inc.