

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 20, 2005

Gulf Hauling
Attn Lamar Harrison
P. O. Box 69
Wilmer, AL 36587

Re: Case #SUB2005-00096 (Subdivision)
Shady Brook Gardens Subdivision, Resubdivision of Lot 10 and a Portion of Lot 11
South side of Pleasant Valley Road, 160'± West of Delmar Drive.
2 Lots / 11.8± Acres

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

At its meeting on May 19, 2005, the Planning Commission waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) **the depiction of the 25-foot minimum building setback line from right-of-way along Pleasant Valley Road;**
- 2) **placement of a note on the Final Plat stating that lots 1 and 2 are limited to one curb cut each, with the size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards;**
- 3) **dedication of sufficient right-of-way from the centerline of the undeveloped Grayson Drive to provide the minimum width required by required by Section V.B.14. of the Subdivision Regulations;**
- 4) **redesign of the subdivision to provide a 10-foot radius or chord at the corner of Grayson Drive and Pleasant Valley Road, in accordance with Section V.D.6.; and**
- 5) **the approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues.**

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 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/ Margaret Pappas, Deputy Director
Planning and Development

cc: Rester and Coleman Engineers, Inc.