

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2003

Loupe, Loupe & Ragusa, LLC.
19644 South Miurfield Circle
Baton Rouge, LA 70810

Re: Case #SUB2003-00259

The Preserve @ Knollwood & Girby Roads

North side of Girby Road, 550'± West of the North terminus of Pepper Ridge Drive, extending to the Southwest corner of Knollwood Drive and Southland Drive.

137 Lots / 70.0± Acres

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

At its meeting on December 4, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) full compliance with the City Engineering Comments (strict adherence to all stormwater ordinance requirements, provision of drainage easements to encompass 100 year flood area, compliance with all stormwater and flood control ordinances, any work performed in the right of way will require a right of way permit);
- (2) parcel shown as the detention area in the "Lakes" is approved as a lot if not required for detention, to be verified and approved by the City Engineering Department;
- (3) dedication of any necessary right-of-way to provide 50-feet from the centerline of Girby Road, a planned major street;
- (4) that the site be limited to the one entrance road as shown on the plat submitted;
- (5) that a minimum of 10-feet of separation be provided between buildings);
- (6) the approval of all federal, state and local agencies; and
- (7) full compliance with all municipal codes and ordinances.

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.

Loupe, Loupe & Ragusa, LLC. (Case #SUB2003-00259)

December 5, 2003

Page 2

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: Engineering Development Services, L.L.C.