

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 11, 2008

Connie McNeil
9481 Jeff Hamilton Road
Mobile, AL 36695

Re: Case #SUB2008-00120
McNeil Subdivision
9481 and 9501 Jeff Hamilton Road
(South side of Jeff Hamilton Road, 500'± East of Walston Road).
3 Lots / 4.9± Acres

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

At its meeting on July 10, 2008, the Planning Commission waived Sections V.D.1 and V.D.3 of the Subdivision Regulations for Lot B and approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note stating that Lots A, B and C are limited to one curb cut each onto Jeff Hamilton Road, with the size, design and location to be approved by County Engineering;**
- 2) **placement of a note stating that Lot B shall not be subdivided until additional road frontage can be provided;**
- 3) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 4) **placement of a note on the plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.**

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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 (DXF or DWG – AutoCAD 2007 compatible) 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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rowe Surveying and Engineering Company, Inc