

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2007

Michael B. Tew
4591 Cypress Business Park Drive
Mobile, AL 36619

Re: Case #SUB2007-00071

Stone Mill Subdivision

East side of Hillcrest Road, 1950'± South of Windsor Drive, and extending South of Halls Mill Creek, 1100'±.

31 Lots / 32.6± Acres

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

At its meeting on April 19, 2007, the Planning Commission granted Tentative Approval of the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide a minimum of 50-feet from centerline of Hillcrest Road;**
- 2) the placement of a note on the Final Plat denying Lots 1 and 31 direct access to Hillcrest Road;**
- 3) the placement of a note on the Final Plat stating that Lots 1, 4, 9, 17, 21 and 27 are corner lots and each lot is limited to one curb cut with the size, design and location to be approved by County Engineering;**
- 4) the dedication of appropriate radii at the intersection of Hillcrest Road and the new street as determined by County Engineering;**
- 5) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 6) placement of a note on the plat stating that approval of all applicable federal, state and local agencies is required prior to the signing of the Final Plat;**
- 7) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development and the Mobile County Engineering Department, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances prior to the signing and recording of the final plat;**
- 8) 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; and**

9) the depiction of the 25-foot minimum building setback lines along Hillcrest Road and the new streets.

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 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: Speaks and Associates Consulting Engineers, Inc.