

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 4, 2009

Hill Forest, LLC
33 Iverness Center Pkwy
Suite LL130
Birmingham, AL 35242

Re: Case #SUB2009-00126
Hill Forest Subdivision
1900 Shelton Beach Road Extension
(East side of Shelton Beach Road Extension, ½ mile± North of Moffett Road).
1 Lot / 15.3± Acre

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

At its meeting on September 3, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way, to provide a minimum 50-feet as measured from the centerline of Shelton Beach Road Extension;**
- 2) **placement of a note on the Final Plat stating that the development is limited to one curb cut along Shelton Beach Road Extension, unless due to safety concerns, other departments require extra curb cuts, with the sizes, design and locations to be approved by Traffic Engineering and conform with AASHTO standards;**
- 3) **the labeling of the lot with its size in square feet, or placement of a table on the plat with the same information;**
- 4) **provision of a revised PUD site plan to the Planning Section prior to signing of the Final Plat;**
- 5) **provision of a note stating that development of the site will be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 6) **placement of a note on the Final Plat stating that the maintenance of the detention and/or common area is the responsibility of the property owners;**
- 7) **the depiction of the 25-feet minimum building setback on the Final Plat; and,**
- 8) **full compliance with all other 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

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Administration office. This procedure must be completed within one (1) 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

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: McCrory & Williams Inc.