

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 6, 2008

Palmer Development LLC  
6156 Omni Park Drive  
Mobile, AL 36609

**Re: Case #SUB2007-00059 (Subdivision)**  
**Palmer Woods Subdivision, Phase III**  
(West side of Oakhill Drive, ½ mile± North of Moffett Road).  
48 Lots / 20.2± Acres

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

At its meeting on June 5, 2008, the Planning Commission granted a one-year extension of approval for the above referenced subdivision subject to the following previous conditions of approval:

- 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Oak Hill Drive;
- 2) the placement of a note on the Final Plat stating that Lot 103 is allowed one curb cut to Oak Hill Drive, with the size, location and design to be approved by Mobile County Engineering;
- 3) the placement of a note on the Final Plat stating that Lots 102 and 104 are denied direct access to Oak Hill Drive;
- 4) the placement of the minimum building setback lines along Oak Hill Drive on Lots 102, 103 & 104;
- 5) provision of the minimum requirements of Section V.D.2;
- 6) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the Final Plat;
- 7) placement of a note on the 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
- 8) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information. and
- 9) modification of the cul-de-sacs to 120' diameters to meet the 2003 International Fire Code requirements as per the April 3, 2008 amendment to the Subdivision Regulations.

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The applicant should be aware that, unless road construction is begun, further extensions are unlikely.

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 (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](mailto: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: Austin Engineering Co. LLC