

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 22, 2008

Charles Raley, Jr.  
P.O. Box 1333  
Fairhope, AL 36533

**Re: Case #SUB2008-00172**  
**Raley's Hammock East Subdivision**  
Northeast corner of Hammock Road and Private Road 275.  
2 Lots / 0.6± Acre

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

At its meeting on August 21, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that lots 14-A and 14-B are limited to 1 curb cut each onto Hammock Road, with the size, design and location to be approved by County Engineering;**
- 2) **placement of a note stating that no access to Private Road 275 is allowed;**
- 3) **revision of the plat to depict the 25' minimum building setback line along all street frontages;**
- 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.;**
- 5) **placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, if any, prior to the issuance of any permits or land disturbance activities;**
- 6) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 7) **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**

**8) labeling of each lot with its size in square feet in addition to acreage.**

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](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: Polysurveying Engineering-Land Surveying  
Benjamin Keith Raley