

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 21, 2007

Crossroads LLC
P.O. Box 1629
Foley, AL 36536

Re: Case #SUB2007-00226

Hunters Cove Subdivision, Unit 4, Phase 2

East termini of Savage Loop and Cheyenne Street North, extending to the West terminus of Cheyenne Street.

50 Lots / 12.9± Acres

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

At its meeting on September 20, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the Final Plat stating that Lots 54, 58 and 87 are corner lots be limited to one curb cut with the size, design and location to be approved by County Engineering;**
- 2) retaining of common area labeling, labeling of lot sizes and notes;**
- 3) graphic depiction of all drainage and utility easements referenced in the "General Notes" section;**
- 4) 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**
- 5) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer prior to signing of the Final Plat or commencing of any land disturbance activities certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification 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 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: Engineering Development Services, LLC