

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2007

Palmer Development LLC
6156 Omni Park Dr.
Mobile, AL 36609

Re: Case #SUB2007-00059
Palmer Woods Subdivision, Phase III
West side of Oakhill Drive, ½ mile± North of Moffett Road.
48 Lots / 20.7± Acres

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

At its meeting on April 19, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this plan until the May 3rd Commission meeting, with revisions due by April 24th, to address the following:

- 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) provision of the minimum requirements of Section V.D.2;**
- 5) 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;**
- 6) 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**
- 7) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.**

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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: Austin Engineering Co., Inc.