

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 22, 2003

The Mitchell Company
Attn Lindsay Walker
6324 Piccadilly Square Dr.
Mobile, AL 36609

Re: Case #SUB2003-00139 (Subdivision)

Rabbit Creek Cove Subdivision

Southwest corner of Higgins Road and Audubon Drive, extending South and West to the Southern terminus of Clemson Drive, and to the Northeast corner of Cole Drive and Audubon Drive.

128 Lots / 53.0± Acres

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

At its meeting on August 21, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the large area that is to remain in its natural, undeveloped state be denoted as such, with a note stating that maintenance as a natural undeveloped area shall be the responsibility of the property owners;
- 2) that the use of all the common areas (detention, etc.) be shown on the final plat, with a note stating that the maintenance thereof shall be the responsibility of the property owners;
- 3) compliance with the City Engineering Department comments as follows:
As required by the Stormwater Ordinance and Flood Plain Management Plan, the developer must provide an approved outfall into a City of Mobile maintained system at any point of discharge where one does not exist. This development contains one of more points of discharge where an acceptable outfall does not exist. Therefore, the developer will be required to provide outfall approved by the City Engineer;
- 4) the placement of note on the final plat stating that Lots 41 and 44 (or appropriate number for the corner lots) are denied direct access to Higgins Road, Lots 7, 8 and 79 are denied direct access to Audubon Drive, and Lot 84 is limited to one curb cut to Audubon Drive,; and
- 5) approval of all applicable federal, state and local agencies.

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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 henley@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Rester and Coleman Engineers, Inc.