

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 22, 2007

John P. White
9530 Stone Road
Semmes, AL 36575

Re: Case #SUB2007-00135
Stone Gate Subdivision, Resubdivision of Lot 19
North side of Stone Road, ½ mile ± West of McCrary Road.
54 Lots / 28.6± Acres

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

At its meeting on June 21, 2007, the Planning Commission waived Section V.D.2. (Minimum Dimensions) and approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the Final Plat stating that direct access to the future major street (Eight Mile Creek Parkway) is denied for Lots 20-28;
- 2) the placement of a note on the Final Plat stating that Lots 4, 5, 19, 20, 34, 37, 39, 48, 50, 63 and 64 are corner lots, are limited to one curb cut, with the size, design and location to be determined by County Engineering;
- 3) all areas not designated as lots should be labeled as common areas (including wetlands and detention areas), and a note placed on the final plat stating that maintenance of all common areas is the responsibility of the property owners (association);
- 4) submission and approval of individual applications for each phase or unit, to ensure that development occurs in a manner to provide the most points of access in a timely and efficient manner;
- 5) the 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;
- 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; 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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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: Speaks & Associates Consulting Engineers