

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 8, 2008

Hunter's Park, LLC
7778-B McKinley Avenue
Mobile, AL 36608

Re: Case #SUB2007-00344
Hunter's Park Subdivision, Unit IV
East side of Dykes Road, 230' \pm North of Hunter's Trace.
19 Lots / 9.9 \pm Acres

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

At its meeting on February 7, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the construction and dedication of the new streets to County Engineering standards and acceptance by County Engineering prior to signing the final plat;
- 2) placement of a note on the final plat stating that all lots, including corner lots, are limited to one curb cut each, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 3) placement of a note on the final plat stating that lots 32 and 33 are denied direct access to Dykes Road South;
- 4) revision of the final plat to include access provisions for all common areas;
- 5) placement of a note on the final plat stating that the maintenance of all common areas will be the responsibility of property owners;
- 6) placement of a note on the final plat stating that no construction is allowed within drainage and landscape easements;
- 7) revision of the final plat to reflect the corrected legal description;
- 8) placement of a note on the plat / site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 9) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations;
and
- 10) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile

Hunter's Park Subdivision, Unit IV
February 8, 2008
Page 2

County Engineering department and the Planning Section of Mobile Urban Development prior to signing the final plat.

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: Austin Engineering Co., Inc.