

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 4, 2008

Dr. Nicole Angel
7669 Berwick Court
Mobile, AL 36695

Re: Case #SUB2007-00320
Stone Hedge Subdivision, Unit Five, Resubdivision of Lots 14 and 15
North side of Oakbrook Court at its West terminus.
1 Lot / 1.0 ± Acre

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

At its meeting on January 3, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that the lot is limited to one curb cut to Oakbrook Court, with the size, design and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 2) depiction of the 25' minimum building setback line on the final plat, as measured from any required right-of-way dedication;
- 3) labeling of the lot with its size in square feet, or the provision of a table furnishing the same information;
- 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;
- 5) placement of a note on the plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 6) placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local agencies is required prior to the issuance of any permits or land disturbance activities.

Stone Hedge Subdivision, Unit Five, Resubdivision of Lots 14 and 15
January 4, 2008
Page 2

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: Rester and Coleman Engineers, Inc.