

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 19, 2007

Eddie Brown
690 Ziegler Circle W, Suite D
Mobile, AL 36608

Re: Case #SUB2006-00312
Hartsfield Station Subdivision
West side of McFarland Road, 915'± North of Scott Dairy Loop Road South.
42 Lots / 11.9± Acres

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

At its meeting on January 18, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) construction and dedication of new roads to meet Mobile County standards;**
- 2) the placement of a note on the final plat stating that Lots 1, 28, 29, 35, 36 and 42 (which are corner lots) are limited to one curb cut each, with the size, location and design to be approved by County Engineering;**
- 3) the placement of a note on the final plat stating that maintenance of the common area is the responsibility of the property owners;**
- 4) 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;**
- 5) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat; and**
- 6) 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.**

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.

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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: Polysurveying Engineering and Land Surveying