

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 6, 2006

JMH Development Co. Inc.
6156 Omni Park Dr.
Mobile, AL 36609

Re: Case #SUB2006-00218

Colonial Hills Subdivision, Unit 6

South side of Airport Boulevard, 280'± East of Snow Road South, extending to the North terminus of Colonial Crossing.

34 Lots / 20.9± Acres

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

At its meeting on October 5, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide a minimum of 50 feet from the centerline of Airport Boulevard;**
- 2) **renaming of "Parcel A" to "Lot 34";**
- 3) **placement of a note on the final plat stating that Lots 1 and 30-33 are denied direct access to Airport Boulevard, and that Lot 34 is limited to a maximum of two curb-cuts onto Airport Boulevard, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 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) **revision of the plat to ensure that the 25-foot minimum building setback line is accurately depicted as 25-feet, as adjusted for right-of-way dedication for Airport Boulevard, for all lots with frontage on a public street, including those lots which may have double-frontage or that abut cul-de-sacs;**
- 6) **provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and 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;**

- 7) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat; and
- 8) correction of the written legal description and the labeled bearings along the Southern boundary of the site.

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.