

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 22, 2006

Stone Hedge Development Co., Inc.
Richard Rowan
PO Box 9850
Mobile, AL 36691

Re: Case #SUB2006-00189 (Subdivision)

Stone Hedge Subdivision, Unit Five

South side of Berwick Court, 110'± West of Stone Hedge Drive, extending to the
North terminus of Highwood Drive.

38 Lots / 24.2± Acres

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

At its meeting on September 21, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the plat stating that dedication of right-of-way sufficient to provide 50 feet, as measured from the centerline of Schillinger Road, will be required when the “future development” area is subdivided or developed;**
- 2) **labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information;**
- 3) **labeling of all common areas and detention areas if provided, and placement of a note on the final plat stating that maintenance of the common and detention areas is the responsibility of the subdivision’s property owners;**
- 4) **depiction of the 25-foot minimum building setback line;**
- 5) **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; and**
- 6) **revision of the legal description to include the entirety of the development site, including the future development area.**

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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: Rester and Coleman Engineers, Inc.