

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 20, 2002

Elite Development, LLC
P. O. Box 1629
Foley, AL 36536

**Re: Case #SUB2002-00282
Hunter's Cove Subdivision**

North side of Theodore Dawes Road at the North terminus of Leytham Drive, extending North to West termini of Cheyenne Street and Hooper Street, and East to the South termini of Huron Road and Mackenzie Drive.

373 Lots / 135.0± Acres

Dear Applicant(s):

At its meeting on December 19, 2002, the Planning Commission waived Section V.D.2 of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) dedication of the necessary right-of-way to provide 50-feet from the centerline of Theodore Dawes Road, a planned major street;
- 2) placement of a note on the final plat stating that direct access to Dawes Road is denied for Lots 1-4 of the 90-foot wide lots, and Lot 1 of the 40-foot wide lots;
- 3) that the lots in 40-foot wide lot unit be shifted to provide a minimum of 5,000 square feet per lot;
- 4) placement of a note on the final plat stating that the maintenance of all common areas shall be the responsibility of the property owners;
- 5) that the two tot-lots located within the cul de sacs in the 40-foot wide lot unit be identified and used as green space;
- 6) construction of a deceleration lane and left turn lane for east bound traffic on Theodore Dawes Road;
- 7) provision of traffic calming devices as offered by the applicant, to be coordinated with and approved by the County Engineering and Urban Development Departments; and
- 8) the provision of a minimum of 25-feet of access to the large common area to the North.

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 henley@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Victor McSwain, Secretary

By: /s/ Margaret Pappas, Planner II

cc: Engineering Development Services, LLC