

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 3, 2006

Michael Kraljevic
3175 Wilmer Road
Wilmer, AL 36587

Re: Case #SUB2005-00280 (Subdivision)

Hunters Park Subdivision, Unit V

3/10 mile \pm North of Airport Boulevard, 200' \pm East of Dykes Road South.
25 Lots / 17.8 \pm Acres

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

At its meeting on February 2, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the revision of the plat to show a street connection between Dykes Road South and the new street in Hunter's Park Unit V;**
- 2) the reconfiguration of the lots to ensure that minimum lot size (7200 square feet where served by public water and sanitary sewer) is maintained;**
- 3) the construction and dedication of the new streets to County Engineering standards;**
- 4) the provision of a traffic-calming device in the center of the new East-West street, subject to County Engineering approval;**
- 5) the placement of a note on the final plat stating that maintenance of the common and detention areas shall be the responsibility of the property owners; and**
- 6) the placement of a note on the final plat stating that any lots that 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

Hunters Park Subdivision, Unit V
Page 2
February 3, 2006

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 marti.watson@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.