

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2005

Kings Branch Estates, LLC
Attention: Mark Davis
207 Tanner Williams Court, Suite E
Mobile, AL 36608

Re: Case #SUB2004-00269
Kings Branch Subdivision, Phase Two
North termini of Kings Gate Drive, Kings Branch Drive East, and Meadow Lane.
175 Lots / 101.9± Acres

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

At its meeting on January 6, 2005, the Planning Commission waived Section V.B.1. (street connection) of the Subdivision Regulations, and approved the above referenced subdivision subject to the following conditions:

- (1) the approval of all applicable federal, state and local agencies prior to the recording of the final plat;
- (2) the placement of note on the final plat stating that the northern portion of the site may be impacted by the planned Eight Mile Creek Parkway and a study will be conducted at that time to determine the exact location of the parkway;
- (3) that the large unlabeled area be identified as common area with a note on the final plat stating that the maintenance thereof shall be responsibility of the property owners;
- (4) that all common areas have a minimum of 25-feet of access to a public street; and
- (5) placement of a note on the final plat stating there will be no further resubdivision of Lot 175 until the lot has additional frontage on a dedicated and improved public street.

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.

Kings Branch Estates, LLC

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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/ Richard Olsen, Planner II

cc: Speaks & Associates Consulting Engineers, Inc.