

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2005

Michael B. Tew
4591 Cypress Business Park Drive
Mobile, AL 36619

Re: Case #SUB2005-00242
Stone Mill Subdivision
Southwest corner of Hillcrest Road and Halls Mill Creek.
33 Lots / 32.7± Acres

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

At its meeting on December 15, 2005, 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' from centerline of Hillcrest Road;**
- 2) **all roads within the subdivision be constructed to county standards and dedicated;**
- 3) **all areas not delineated as lots or right-of-way be labeled as Common Area;**
- 4) **placement of a note on the final plat stating that maintenance of all Common Areas shall be the responsibility of the property owners;**
- 5) **placement of a note on the final plat stating that any development of the area denoted as Future Development will require subdivision approval;**
- 6) **placement of the required 25' building setback on the final plat; and**
- 7) **developer to obtain approvals from all applicable federal, state and local agencies prior to the issuance of any permits.**

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 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: Speaks & Associates Consulting Engineers, Inc.