

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 6, 2006

Bill Phillips  
1302 Main Ave.  
Northport, AL 35476

**Re: Case #SUB2006-00164  
Hawk's Landing Subdivision**

West side of Ching Dairy Road at the West termini of Rose Ching Drive, Ching Lynch Road, and Longview Road, extending to the North terminus of Sky Terra Drive.

158 Lots / 40.0± Acres

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

At its meeting on October 5, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a label on the drawing specifically identifying the portion of the site that will be dedicated as right-of-way sufficient to provide 50 feet, as measured from the centerline of Ching Dairy Road;**
- 2) **verification that each lot will meet the 7,200 square feet minimum lot size requirement of Section V.D.2. of the Subdivision Regulations, after the Ching Dairy Road right-of-way dedication, and labeling of all lots or provision of a table indicating the size in square feet of all lots;**
- 3) **placement of a note on the plat stating that all lots are denied direct access to Ching Dairy Road;**
- 4) **correction of the lot numbering for lots 92 and 95;**
- 5) **identification of all common areas, including the detention pond and the sewage pump station, and placement of a note on the final plat stating that maintenance of detention and common areas is the responsibility of the subdivision's property owners;**
- 6) **depiction of the 25-foot minimum building setback line from all lot lines that abut public streets;**
- 7) **placement of the legal description on the final plat, as required by the Subdivision Regulations;**

- 8) 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;
- 9) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; and
- 10) provision of an automatic power back-up system for the sewage pump station to ensure continuous operation.

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](mailto: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: Ron W. Henderson,  
Frank T. Manley & Ruth A. Manley