

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 6, 2009

Steven R. Sheridan
P.O. Box 6321
Mobile, Alabama 36660

Re: Case #SUB2009-00009
Hillwood Subdivision, Resubdivision of Lot 7 and a Portion of Lot 6
6 Country Club Road
(North side of Country Club Road, 207'± West of Hillwood Road).
2 Lots / 0.6± Acre

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

At its meeting on March 5, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) illustration of the 25' minimum building setback line along Country Club Road;**
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut to Country Club Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) labeling of each lot with its size in square feet, or the provision of a table on the plat furnishing the same information;**
- 4) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 5) subject to the Engineering Comments (Must comply with all storm water and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit).**

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 (1) year, or the Tentative Approval will expire.

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It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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.

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: Rester and Coleman Engineers, Inc.