



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 10, 2016

Pennrose  
3914 St. Elmo Avenue, Suite A  
Chattanooga, TN 37409

**Re:** North side of Cottage Hill Road, 390'± East of Cumberland Drive  
County  
**SUB2016-00100**  
**Cottage Hill Place Subdivision**  
3 Lots / 47.6± Acres

Dear Applicant(s):

At its meeting on October 6, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) *retention of the 25' minimum building setback line along Cottage Hill Road for Lots 1 and 3 on the Final Plat;*
- 2) *revision of the plat to illustrate a 25' minimum building setback line as blocked-out at the East terminus of Aspen Drive and Sequoia Drive North;*
- 3) *revision of the plat to illustrate a 25' minimum building setback line on Lot 2 as measured from its South line;*
- 4) *placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts to Cottage Hill Road, with the size location and design to be approved by Mobile County Engineering and conform to AASHTO standards;*
- 5) *placement of a note on the Final Plat stating that Lot 3 is limited to one curb cut to Cottage Hill Road, with the size location and design to be approved by Mobile County Engineering and conform to AASHTO standards;*
- 6) *placement of a note on the Final Plat stating that Lot 3 is denied access to Aspen Drive if developed commercially, unless access is required for International Fire Code compliance;*
- 7) *retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;*

**Cottage Hill Place Subdivision**  
**October 10, 2016**

- 8) *placement of a note on the Final Plat stating that no structures may be placed or constructed within any easement;*
- 9) *placement of a note on the Final Plat stating that the site must comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;*
- 10) *placement of a note on the Final Plat stating that if the site is developed commercially and adjoins residentially developed property, a buffer must be provided, in compliance with Section V.A.8. of the Subdivision Regulations; and*
- 11) *compliance with the Fire Department comments: [Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).].*

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.

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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By: 

Richard Olsen  
Deputy Director of Planning

cc: William G. Tonsmiere  
Karen A. Tonsmiere  
James F. Root  
Thomas F. Root  
Carl J. Root  
Nancy R. Shepperd  
Root Family Properties  
Wattier Surveying, Inc.