

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 19, 2009

Dorothy D. Breland
4225 Higgins Road
Mobile, Alabama 36619

Re: Case #SUB2009-00079
Evergreen Gardens Subdivision, Resubdivision of Lot 162, Unit No. 2
4225 Higgins Road
(Southwest corner of Higgins Road and Todd Acres Drive).
3 Lots / 1.0± Acre

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

At its meeting on June 18, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) retention of the labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;
- 2) deletion of the notation regarding dedication along Higgins Road;
- 3) depiction of at least a 25-foot minimum building setback line along Higgins Road;
- 4) depiction of at least a 25-foot minimum building setback line along Todd Acres Drive for Lot 1;
- 5) depiction of at least a 30-foot minimum building setback line along Todd Acres Drive for Lots 2 and 3;
- 6) placement of a note on the final plat limiting Lots 1 and 2 to the existing curb cuts and limiting Lot 3 to one curb cut with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;
- 7) compliance with City Engineering comments: *Show Minimum FFE on each lot shown on plat. Fill is not allowed without providing compensation or completing a flood study. 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;*
- 8) placement of a note on the final plat stating that approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits;
- 9) 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

10) full compliance with all municipal codes and ordinances.

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 (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: Haidt Land Surveying