

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 22, 2009

Charles E. Long, Sr.
1064 Red Bud Circle
Rockledge, Florida 32955

Re: Case #SUB2009-00064
Hill Top Estates Subdivision
9240 Old Pascagoula Road
(North side of Old Pascagoula Road, 215'± West of Deb Busby Road).
2 Lots / 1.7± Acres

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

At its meeting on May 21, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide a minimum 50' as measured from the centerline of Old Pascagoula Road;**
- 2) **placement of a note on the final plat stating that each lot is limited to one curb cut to Old Pascagoula Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;**
- 3) **placement of a note on the final plat stating that the curb cut for Lot 2 shall be within the 25' ingress/egress easement;**
- 4) **placement of a note on the final plat stating that that no future subdivision of Lot 1 is allowed unless adequate frontage on a public street is provided;**
- 5) **placement of a note on the final plat stating that no construction is allowed within the 25' ingress/egress easement;**
- 6) **depiction of a 25' minimum front building setback line on the final plat;**
- 7) **placement of a note on the plat stating that the site must be developed in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 8) **placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 9) **submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.**

Hill Top Estates Subdivision

May 22, 2009

Page 2

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: Polysurveying Engineering – Land Surveying