

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

The Estate of Jane Seeman Crosby
c/o Lyons, Pipe, & Cook
Attn: Ann Crosby
P.O. Box 2727
Mobile, AL 36652

Re: Case #SUB2008-00159
Wimbledon Subdivision, First Unit, Resubdivision of Portion of Lots 5, 6,
and 7, Block 3, Correction Plat, Resubdivision of Lots 1 and 2
2 Hillwood Road
(Northwest corner of Hillwood Road and Wimbledon Drive West, extending to
Drury Lane, 365'± North of Wimbledon Drive West).
2 Lots / 0.6± Acre

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

At its meeting on August 7, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that Lot 1A is limited to one curb cut to Drury Lane and Lot 4A is limited to one curb cut to Hillwood Road, with the size, location and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **illustration of the current 50' minimum building setback line along Hillwood Road as measured from the right-of-way line, or no less than a 30' minimum building setback line as measured from the current right-of-way line;**
- 3) **revision of the plat to illustrate the 25' minimum building setback line along Drury Lane as measured from the current right-of-way;**
- 4) **labeling of each lot with its size in square feet, or the furnishing of a table on the final plat providing the same information;**
- 5) **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**
- 6) **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. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property).***

**Wimbledon Subdivision, First Unit, Resubdivision of Portion of Lots 5, 6, and 7,
Block 3, Correction Plat, Resubdivision of Lots 1 and 2
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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 (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

Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.