



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 9, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

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CITY CLERK
LISA C. LAMBERT

Dr. Ian Thorneycroft
P.O. Box 82332
Mobile, AL 36689

Re: Case #SUB2012-00050
Hillwood Place Subdivision
17 & 21 Hillwood Road
(East side of Hillwood Road, 500'± South of Old Shell Road)
Number of Lots / Acres: 2 Lots / 1.8±
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 5

Dear Applicant(s):

At its meeting on July 5, 2012, 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 A is limited to the two existing curb-cuts to Hillwood Road and Lot B limited to one curb-cut to Hillwood Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) that the location of all structures and improvements to Lot A be illustrated on the Final Plat;
- 3) subject to the Fire Department comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"*
- 4) subject to the Engineering comments: *"Provide all required information for a Final Plat review;"*
- 5) labeling of each lot with its size in square feet/acres, or the provision of a table on the Final Plat furnishing the same information; and,
- 6) 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.

Hillwood Place Subdivision

July 6, 2012

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:

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: Frank Lott, III
Byrd Surveying Inc.