

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Hossein Mohandessi
201 University Boulevard
Mobile, AL 36608

Re: Case #SUB2011-00101
Sunset Hills Subdivision, First Addition, Re-subdivision of Lot 3, Block D
4662 Cottonwood Drive
(North side of Cottonwood Drive, 150' ± East of Ideal Avenue).
Number of Lots / Acres: 2 Lots / 0.5 Acre±
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 6

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of minimum building setback line and lot area sizes, in square feet, on the Final Plat;
- 2) placement of a note on the Final Plat stating both lots are limited to one curb-cut each, with the size, design, and exact location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) compliance with Engineering comments: "According to the City of Mobile's 1984 Aerial photograph, there is approximately 4,000 square feet of impervious area that can be claimed as historical credit for the determination of the need for detention. Therefore, detention will be required on each individual lot if and when the construction of impervious area on any particular lot exceeds 4,000 square feet, whereas detention shall be provided for that individual lot accounting for the increase of impervious area in excess of 4,000 square feet. Subsequently, a land disturbance permit will be required for the construction of that particular lot, and detention should be provided for the increase over 4,000 square feet. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit;" and,
- 4) 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

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regulations regarding endangered, threatened, or otherwise protected species.

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 of Mobile, Inc.