

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 22, 2009

Sven Peter N. Mannsfeld, et al
56 Hillwood Road
Mobile, Alabama 36608

Re: Case #SUB2009-00065
Taylor Estates Subdivision, Resubdivision and Addition to Lot 1
28 Hillwood Road
(West side of Hillwood Road at the West terminus of Vickers Place).
2 Lots / 2.3± 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) **illustration of the 25' minimum building setback line along Hillwood Road;**
- 2) **placement of a note on the final plat stating that each lot is 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;**
- 3) **labeling of each lot with its size in square feet, or the provision of a table on the final plat furnishing the same information;**
- 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 regulations regarding endangered, threatened or otherwise protected species;**
- 5) **illustration of the resultant side yard setbacks for the existing dwelling on proposed Lot 2A to be compliant at 8' and 12' minimums, and with a total combined width of at least 20'; and**
- 6) **subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Detention must be provided for any increase in impervious area added to the site since 1984 in excess of 4000 square feet. Any work performed in the right of way will require a right of way permit).***

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.

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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: Rester and Coleman Engineers, Inc.

A.P. Ogburn, Jr., et al