

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 11, 2008

Lynn Buffalow
4709 Winchester Court
Mobile, AL 36608

Re: Case #SUB2008-00142
Coles Addition to Kingswood Subdivision, Resubdivision of Lots 3 & 4
4586 Hawthorne Place
(Northeast corner of Hawthorne Place and Hawthorne Place North).
2 Lots / 0.6± Acre

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

At its meeting on July 10, 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 each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **revision of the plat to indicate the 8' right side yard setback on Lot 3 following the revised lot line;**
- 3) **revision of the plat to indicate the 12' left side yard setback on Lot 4 following the revised lot line;**
- 4) **revision of the plat to label each lot with its revised area in square feet, or the provision of a table on the final plat depicting 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 City Engineering comments: *(Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 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 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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Polysurveying Engineering-Land Surveying