

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

Hossein Mohandessi
505 Summit Drive
Fallstoln, MD 21047

Re: Case #SUB2007-00280
Sunset Hills Subdivision, Block E, Resubdivision of Lot 2
Southeast corner of University Boulevard Service Road and Sunset Drive South.
2 Lots / 0.3± Acre

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

At its meeting on December 6, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication to provide a 25' radius at the corner of University Boulevard Service Road and Sunset Drive South;
- 2) depiction of the 25' minimum building setback line along both street frontages on the final plat;
- 3) labeling of each lot with its size in square feet, or provision of a table on the plat depicting the same information;
- 4) placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards; and
- 5) subject to the Engineering Comments (*No water can be concentrated onto an adjacent property owner without a release agreement. All storm water should tie subsurface to a City of Mobile storm drainage system. If the cumulative impervious area constructed since 1984 is equal to or greater than 4000 square feet, storm water detention is required. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.*)

Sunset Hills Subdivision, Block E, Resubdivision of Lot 2
December 7, 2007
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 year, or the Tentative Approval will expire.

It is also requested that a digital copy 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 Engineering – Land Surveying