

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Glenn Glisson
2022 Robinhood Drive
Mobile, AL 36605

Re: Case #SUB2008-00117
Cottage Hill Gardens Subdivision, Resubdivision of Lot 14
625 Azalea Road
(North side of Azalea Road, 750'± West of Village Green Drive).
3 Lots / 1.5± Acres

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

At its meeting on June 5, 2008, the Planning Commission waived Sections V.D.1. and V.D.3 of the Subdivision Regulations for the flag-lot and approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the plat stating that all three lots are limited to one (1) shared curb-cut, with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards (movement of Lot A's pole to be between Lots B and C may be depicted on the final plat, if desired);**
- 2) **placement of a note on the plat stating that shall be no additional subdivision of Lot A until additional frontage on a public street, or a private street built to City standards, is provided;**
- 3) **provision of an application for (administrative) Planned Unit Development approval prior to the application for land disturbance or building permits;**
- 4) **compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. 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.*);**
- 5) **compliance with Fire comments (*All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Shall comply with Section 508.5.1 of the 2003 IFC.*);**

- 6) the labeling of each lot with its size in square feet, as depicted on the preliminary plat;
- 7) use of “best management practices” during site development, in compliance with Section V.A.5. of the Subdivision Regulations, to minimize erosion and sedimentation during site development;
- 8) removal or demolition of the existing residential structure, with appropriate permits, prior to the signing of the final plat; and
- 9) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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 (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: Rowe Surveying and Engineering Company, Inc.