

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 17, 2008

James N. Ogden III & Linda L. Ogden  
16 Hillwood Road  
Mobile, AL 36608

**Re: Case #SUB2008-00219**  
**Oakden Estates Subdivision**  
16 Hillwood Road  
(West side of Hillwood Road, 350'± South of Country Club Road).  
3 Lots / 1.2± Acres

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

At its meeting on October 16, 2008, the Planning Commission waived Sections V.D.1. and V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) **illustration of the 25' minimum building setback line along Hillwood Road for Lots 2 and 3, and along the East line of Lot 1;**
- 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 acres and square feet, or the provision of a table on the plat furnishing the same information;**
- 4) **removal of the dwelling on the site, with proper building demolition permit, prior to signing the final plat;**
- 5) **placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 6) **subject to the Engineering Comments: *(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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet).***

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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](mailto: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: Byrd Surveying, Inc.