

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 20, 2002

Cottage Hill Development, LLC  
P. O. Box 421  
Mobile, AL 36601

**Re: Case #SUB2002-00216**

**The Gardens of Cottage Hill Subdivision**

South side of Cottage Hill Road, 440'± East of the North terminus of D'Iberville Drive North.

123 Lots / 39.8± Acres

Dear Applicant(s):

At its meeting on September 19, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the provision of three traffic circles, two on the westernmost street and one on the eastern street, with the location and design to be approved by County Engineering;
- 2) placement of a note on the final plat stating that Lots 17-60 are denied direct access to the abutting right-of-way to the East;
- 3) placement of a note on the final plat stating that should Lot 121 be developed commercially, a buffer in compliance with Section V.A.7 of the Subdivision Regulations will be provided to the west;
- 4) placement of a note on the final plat stating that should Lots 122 or 123 be developed commercially, a buffer in compliance with Section V.A.7 of the Subdivision Regulations will be provided to the east and/or south;
- 5) the provision of a temporary turn-a-round at Lot 123; and
- 6) the labeling of the detention facilities, as well as a note on the final plat stating the maintenance thereof is the responsibility of the property owners.

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 [henley@cityofmobile.org](mailto:henley@cityofmobile.org).

**Cottage Hill Development, LLC (SUB2002-00216)**

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If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Victor McSwain, Secretary

By: /s/ Margaret Pappas, Planner II

cc: Engineering Development Services, L.L.C.