

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 7, 2006

Cottage Hill Development, LLC  
P.O. Box 421  
Mobile, AL 36660

**Re: Case #SUB2006-00048**

**The Gardens of Cottage Hill Subdivision, Phase Five**

South side of Cottage Hill Road, 110'± East of Rosebud Drive, extending to the East terminus of Bluebeard Lane.

24 Lots / 5.4± Acres

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

At its meeting on April 6, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

1. dedication of sufficient right-of-way to provide 50 feet from the centerline of Cottage Hill Road, as shown on the plat;
2. dedication of 25-foot curb radii at the corners of Rosebud Drive and Cottage Hill Road;
3. construction and dedication of the new street to County Engineering standards;
4. 4) the provision of additional detention, if deemed necessary by County Engineering;
5. the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations;
6. the placement of a note on the final plat stating that the site is denied access to Cottage Hill Road; and
7. the placement of a note on the final plat stating that maintenance of common areas will be property owners' responsibility.

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

**The Gardens of Cottage Hill Subdivision, Phase Five**  
**April 7, 2006**  
**Page 2**

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 [marti.watson@cityofmobile.org](mailto:marti.watson@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: Engineering Development Services, LLC