

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 2, 2009

James Lilley
6170 Plantation Woods Dr.
Theodore, AL 36582

Re: Case #SUB2009-00129 (Subdivision)
Oakland Heights Subdivision, Re-subdivision of Lot 28
1004 Oakland Drive
(North side of Oakland Drive at its West terminus).
3 Lots / 0.6± Acre

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

At its meeting on October 1, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **retention of labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;**
- 2) **retention of the 25-foot minimum building setback line along all public rights-of-way;**
- 3) **placement of a note on the final plat stating that each lot is limited to one curb cut each, with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;**
- 4) **dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations regarding curb radii;**
- 5) **placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 6) **subject to REVISED Engineering comments, as discussed with the applicant and Engineering Department Representative during the meeting; and,**
- 7) **full compliance with all municipal codes and ordinances.**

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 (1) year, or the Tentative Approval will expire.

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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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.