

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 18, 2011

James O. Shirley  
4855 Lakeland Dr.  
Mobile, AL 36619

**Re: Case #SUB2011-00004**  
**West Haven Estates Subdivision, Resubdivision of and Addition to Lot 2**  
4855 and 4859 Lakeland Drive  
(Northeast corner of Lakeland Drive and Three Notch Road).  
2 Lot/ 1.5± Acre

Dear Applicant(s):

At its meeting on February 17, 2011, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:**

- 1) placement of a note on the final plat stating that Lot 2B is limited to one curb-cut to Lakeland Drive, and Lot 2A is limited to the one existing curb-cut to Lakeland Drive and the one existing curb-cut to Three Notch Road;**
- 2) labeling of each lot with its size in both square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 3) illustration of the 50' minimum building setback line on the final plat;**
- 4) placement of a note on the final plat stating development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;**
- 5) placement of a note on the final plat stating that any lots developed commercially and which adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8. of the Subdivision Regulations; and,**
- 6) placement of a note on the final plat stating development must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances,**

**and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.**

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.

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**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Richard L. Patrick, PLS