

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

Phillip Knudsen
10692 Middle Oak Drive
Mobile, AL 36695

Re: Case #SUB2011-00136 (Subdivision)
The Oaks of Westlake Subdivision, Phase One, Revised Lot 19
10692 Middle Oak Road
(North side of Middle Oak Drive, 75'± West of Knobbly Drive)
Number of Lots / Acres: 1 Lot / 0.3 Acre±
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the 25-foot minimum building line and the lot area size, in square feet, on the Final Plat;
- 2) placement of a note on the Final Plat stating that the lot should be limited to the existing one curb-cut to Middle Oak Drive, with the size, design, and location of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;
- 3) placement of a note on the Final Plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 4) 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; and,

The Oaks of Westlake Subdivision, Phase One, Revised Lot 19

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- 5) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.**

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.

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: Polysurveying of Mobile, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

Phillip Knudsen
10692 Middle Oak Drive
Mobile, AL 36695

Re: Case #ZON2011-02992 (Vacation Request)
Phillip Knudsen
10692 Middle Oak Drive
(North side of Middle Oak Drive, 75'± West of Knobbly Drive)
Vacation Request for the East 5' of a 15' drainage easement.
County

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission considered your request for the vacation request referenced above.

After discussion, it was decided to approve this vacation request for the east five feet of a fifteen foot drainage easement.

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: Polysurveying of Mobile, Inc.