

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 20, 2006

West Bay, LLC
3817 St. Andrew's Dr.
Mobile, AL 36693

Re: Case #SUB2006-00223

Livingstone Lane Subdivision

South side of Jeff Hamilton Road, 440'± West of McFarland Road, extending to the West side of McFarland Road, 930'± South of Jeff Hamilton Road.
39 Lots / 12.2± Acres

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

At its meeting on October 19, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat denying direct access to Jeff Hamilton Road for lots 1, 26-31 and 38;**
- 2) **placement of a note on the final plat limiting lot 39 to one curb-cut onto McFarland Road, with the size, design and location to be approved by Mobile County Engineering;**
- 3) **revision of the plat to depict the contour information required by the Subdivision Regulations;**
- 4) **labeling of all common and detention areas, and placement of a note on the plat stating that maintenance of the detention basin and common areas is the responsibility of the subdivision's property owners;**
- 5) **provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat;**
- 6) **depiction of the 25-foot minimum building setback line from all road frontages, except Lots 1, 19, 33 and 38, which may have a 20' side street setback;**
- 7) **placement of a note on the final plat stating that no permanent structures such as buildings or pools may be placed within the Alabama Power easement;**
- 8) **revision of the plat to label each lot in square feet, or provision of a table on the plat depicting the same information; and**

- 9) placement of a note on the plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. 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 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 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.