



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 21, 2017

Donald H. Wilkins & Sharon H. Wilkins
31047 Oakleigh Drive
Spanish Fort, AL 36527

Re: 3740 Latigo Road
(West side of Latigo Road, 3/10 mile± South of Scott Dairy Loop South).
County
SUB-000114-2017
Bellewood Subdivision

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

At its meeting on July 20, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) provision of public sewer service prior to signing the Final Plat;**
- 2) furnishing of a County Letter of Acceptance for the constructed streets prior to signing the Final Plat;**
- 3) retention of the 25' minimum building setback line along the rear of Lots 8 through 13;**
- 4) placement of a note on the Final Plat stating that Lots 8 through 13 and the Southwestern Common Area are denied access to Johnson Highway (private road);**
- 5) retention of the 25' minimum building setback line along Lots 1 through 6, and Lots 15 through 30;**
- 6) retention of the 30' minimum building setback line along Lots 7 through 14;**
- 7) placement of a note on the Final Plat stating that Lots 1, 19, 30 and the Southeastern Common Area are denied access to Latigo Road;**
- 8) placement of a note on the Final Plat stating that all lots and the Common Areas are limited to one curb cut each, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;**

- 9) revision of the plat to label all lots and the Common Areas with their sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 10) placement of a note on the Final Plat stating that the maintenance of the Common Areas is the responsibility of the property owners;
- 11) retention of the entrance curve data on the Final Plat;
- 12) placement of a note on the Final Plat stating that no structure may be placed or constructed within the 15' drainage easement along the South side of the subdivision;
- 13) placement of a note on the Final Plat stating that any lots which are developed commercially must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 14) placement of a note on the Final Plat stating that the site must comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning and Zoning Department and County Engineering; and
- 15) compliance with the Fire Department comments: *[Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).]*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____

Richard Olsen

Deputy Director of Planning & Zoning

cc: Polysurveying & Engineering