



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 27, 2017

JLB, LLC
7872 Bullitt Drive
Mobile, AL 36619

Re: West side of Sollie Road at the West terminus of Warrington Drive
County
SUB-000299-2017
Scottish Highlands Subdivision

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

At its meeting on December 21, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved Phase 1 the above referenced request, subject to the following conditions:

- 1) revision of the plat to illustrate dedication sufficient to provide 50' from the centerline of Sollie Road;**
- 2) revision of the plat, if required by Mobile County Engineering, to illustrate a 120' temporary turn-around right-of-way of the temporary turn-around at the terminus of Scottish Highlands Drive, in compliance with Section V.B.14. of the Subdivision Regulations;**
- 3) acceptance of the proposed street and its turn-around extension by Mobile County Engineering prior to the signing of the Final Plat;**
- 4) retention of a note on the Final Plat stating all lots are denied access to Sollie Road and limited to one (1) curb cut each, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) retention of the lot and common area sizes in square feet and acres on the Final Plat, adjusted for dedication, or provision of a table on the Final Plat providing the same information, adjusted for dedication;**
- 6) retention of a note on the Final Plat stating the maintenance of the common area is the responsibility of the property owners;**
- 7) revision of the plat to illustrate the 25' minimum building setback line along all street frontages, adjusted for dedication;**
- 8) retention of the 25' minimum building setback line along the proposed Scottish Highlands Drive;**
- 9) retention of a note on the Final Plat stating no structures shall be built in any easement;**

- 10) retention of a note on the Final Plat stating 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;
- 11) placement of a note on the Final Plat stating that each phase of the proposed subdivision will require additional approval by the Planning Commission;
- 12) provision of the proposed second entrance to the subdivision via Phase 2, as illustrated on the Master Plan;
- 13) provision of a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances to the Planning and Zoning Department prior to the signing of the Final Plat for each development area.
- 14) compliance with Engineering comments: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to 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.); and,*
- 15) compliance with 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 International Fire Code).).*

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: Austin Engineering Co., Inc.