

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 19, 2010

Big Lots Mobile Home Park, LLC
P.O. Box 174
Point Clear, AL 36564

Re: Case #SUB2010-00119
The Gardens at Wellington Subdivision
South side of Old Pascagoula Road, ¼-mile+ West of Tillmans Corner Parkway.
2 Lot / 5.6± Acre

Dear Applicant(s):

At its meeting on November 18, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:

- 1) illustration of the 25' minimum building setback line along Old Pascagoula Road;**
- 2) revision of the plat to label the lot and the common area with their sizes in both square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 3) placement of a note on the final plat stating that Lot 1 is limited to one curb-cut to Old Pascagoula Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;**
- 4) placement of a note on the final plat stating that the maintenance of the common area is the responsibility of the property owners and not Mobile County;**
- 5) placement of a note on the final plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**

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- 6) placement of a note on the final plat stating that the common area is to remain in a natural vegetative state, and there shall be no development in the common area;**
- 7) placement of a note on the final plat stating that there shall be no future subdivision of the common area unless adequate frontage on a public street is provided;**
- 8) placement of a note on the final plat stating 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;**
- 9) 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 wetlands; and,**
- 10) 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: Bay Area Surveying