

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 17, 2009

Carleton & Patricia Horton
7001 Wigfield Road
Theodore, Alabama 36582

Re: Case #SUB2006-00180

Labrador Run Subdivision

West terminus of Belmont Park Drive, extending to the South side of Ben Hamilton Road at the South terminus of Mose Circle (private street).
427 Lots / 229.3± Acres

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

At its meeting on July 16, 2009, the Planning Commission approved a one-year extension of approval for the above referenced subdivision subject to the original conditions and the additional cul-de-sac condition, as follows:

- 1) **provision of street-stubs to the land-locked parcel North of proposed lots 20-21 and 26-27 in Phase Four, and the land-locked parcel South of Phase Six, in compliance with Section V.B.1. of the Subdivision Regulations;**
- 2) **identification of all portions of the site to fully account for all acreage and the manner of site development, specifically the land near proposed lots 7, 187-190, and 390;**
- 3) **depiction of any existing drainage easements associated with previous subdivisions (Lot 1, Duncan Subdivision);**
- 4) **identification of the size of all lots in square feet, either via a table on the plat, or by the labeling of each lot, to ensure that each lot meets the minimum lot size identified in Section V.D.2. of the Subdivision Regulations;**
- 5) **depiction of the 25-foot minimum building setback line, in conformance with Section V.D.9. of the Subdivision Regulations;**
- 6) **identification and labeling of all common areas, including greenspaces, road medians, and detention areas, and placement of a note on the plat stating that maintenance of all common areas shall be the responsibility of the subdivision's property owners;**
- 7) **placement of a note on the Final Plat stating that access to the 60-foot roadway easement on the West side of site is denied;and,**

- 8) 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.7. of the Subdivision Regulations;
- 9) submission of certification to Urban Development by a licensed engineer that detention facilities are adequate to comply with City of Mobile volume and discharge rate standards prior to signing of the final plat; and
- 10) cul-de-sac rights-of-way and pavement diameters for Phases Three and higher to comply with Sections V.B.14. and V.B.15. 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: Rester and Coleman Engineers, Inc.

Sidney B. Meadows

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