

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 22, 2011

Don Williams  
6300 Piccadilly Square Drive  
Mobile, AL 36609

**Re: Case #SUB2011-00031  
Summer Woods Phase 3 Subdivision, Amended**

Northwest corner of Westlake Road and Scott Dairy Loop Road West, extending to the East termini of Summer Woods Circle South, Summer Woods Circle North and Summer Woods Court.

**Number of Lots / Acres:** 23 Lots / 7.4± Acres

**Engineer / Surveyor:** Don Williams Engineering  
County

Dear Applicant(s):

At its meeting on April 21, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication and construction of the streets to County standards;**
- 2) **retention of a note on the Final Plat stating that Lot 121 is denied direct access to West Lake Road, and Lots 109, 110, 114, 115, 119, 120, and 121 are denied direct access to Scott Dairy Loop Road West;**
- 3) **retention of a note on the Final Plat stating that each lot is limited to one curb-cut, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;**
- 4) **retention of the minimum building setback line along all interior street frontages and revision of the plat to illustrate a 25' minimum building setback line where the drainage easement along West Lake Road and Scott Dairy Loop Road West is removed;**
- 5) **retention of the table illustrating lot sizes on the plat or provision of the same information on the individual lots;**
- 6) **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;**
- 7) **placement of a note on the Final Plat stating that no construction is allowed within any easement;**

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- 8) placement of a note on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners and not Mobile County;
- 9) 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;
- 10) 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 endangered, threatened, or otherwise protected species; and,
- 11) 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](mailto: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: Breland Homes, LLC  
Rowe Surveying