

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 20, 2009

M.P. Properties, LLC
3119 Riviere Du Chien Loop W
Mobile, Alabama 36693

Re: Case #SUB2009-00006
Summer Woods Subdivision, Phase Three
Northwest corner of Westlake Road and Scott Dairy Loop Road West, extending
to the East side of Summer Woods Drive.
23 Lots / 7.4± Acres

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

At its meeting on February 19, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication and construction of the streets to County standards;**
- 2) **placement 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) **placement 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) **revision of the plat to indicate a 120' right-of-way diameter for all cul-de-sacs as per the 2003 IFC standard;**
- 5) **illustration of the minimum building setback line along all interior street frontages and the drainage easement along West Lake Road and Scott Dairy Loop Road West;**
- 6) **revision of the plat to label each lot with its size in square feet, or the furnishing of a table on the plat providing the same information;**
- 7) **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;**
- 8) **placement of a note on the final plat stating that no construction is allowed within any easement except that for which the easement is intended;**

- 9) 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;
- 10) placement of a note on the final plat stating the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; 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.7. 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 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: Rowe Surveying & Engineering Co., Inc.