

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 22, 2008

One More, LLC  
P.O. Box 361  
Montrose, AL 36559

**Re: Case #ZON2007-02787 (Planned Unit Development)**

**Perch Creek Preserve Subdivision**

North side of Winston Road, 1100'± West of Dauphin Island Parkway, extending West and South to Perch Creek.

Planned Unit Development Approval to allow a gated, 18'-wide, aggregate-surfaced private street single-family residential subdivision with reduced lot widths and sizes, reduced front and side setbacks, and increased site coverage of 50%.

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

At its meeting on February 21, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow a gated, 18'-wide, aggregate-surfaced private street single-family residential subdivision with reduced lot widths and sizes, reduced front and side setbacks, and increased site coverage of 50%.

After discussion, it was decided to consider under the Innovative Section of the Subdivision Regulations, waive Section VIII.E.2.c to allow 20' wide aggregate surfacing as illustrated on the revised plat submitted, and approve this plan subject to the following conditions:

- 1) the road shall be designed and maintained to support the imposed loads of fire apparatus and surfaced to provide all-weather driving capabilities;**
- 2) any bridges in the project shall comply with Section 503.2.6 of the 2003 IFC.**
- 3) fire hydrants shall be provided per Section 508 of the 2003 IFC;**
- 4) revision of the PUD site plan to include placement of a note on the revised site plan stating that the size, location and design of locations of asphalt paving or pavers require approval from Traffic Engineering, City Engineering and Planning prior to installation, revised plan to be submitted to Planning Section of Urban Development Department;**

- 5) revision of the PUD site plan to include placement of a note on the revised site plan stating that the gate(s) are to be in operation at all times (any cessation of use will void approval as a gated subdivision and require the subdivision be brought up to city public street standards and all streets dedicated to the City of Mobile) revised site plan to be submitted to the Planning Section of Urban Development Department;**
- 6) revision of the PUD site plan to include placement of a note on the revised site plan stating all common areas noted as natural area on the site plan submitted to remain in a natural undisturbed state, (with the exception of nature trails as noted in the narrative - nature trails to be indicated on the final plat) and maintenance of all common areas is to be the responsibility of the property owners, revised site plan to be submitted to the Planning Section of Urban Development Department;**
- 7) revision of the PUD site plan to include placement of a note on the revised site plan stating that the approval of all applicable federal, state and local agencies shall be provided prior to the issuance of any permits or land disturbance activities, revised site plan to be submitted to the Planning Section of Urban Development Department;**
- 8) revision of the PUD site plan to include placement of a note on the site plan 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, revised site plan to be submitted to the Planning Section of Urban Development Department;**
- 9) compliance with Engineering Department Comments (No fill in AE flood plain without flood study. If no fill proposed, add note to plat stating that the existing contour elevations are not to be changed. Minimum finished floor elevation to be obtained from City Engineering Dept. – to be 1' above high water elevation for Hurricane Katrina in this area. Show minimum finished floor elevation on each lot. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS illustrates wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on the revised site plans and/or final plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit);**
- 10) full compliance with all municipal codes and ordinances.**

**Perch Creek Preserve Subdivision**

**February 22, 2008**

**Page 3**

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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 22, 2008

One More, LLC  
P.O. Box 361  
Montrose, AL 36559

**Re: Case #SUB2007-00304 (Subdivision)**

**Perch Creek Preserve Subdivision**

North side of Winston Road, 1100'± West of Dauphin Island Parkway, extending West and South to Perch Creek.

116 Lots / 85.1± Acres

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

At its meeting on February 21, 2008, the Planning Commission considered under the Innovative Section of the Subdivision Regulations, and waived Section VIII.E.2.c to allow 20' wide aggregate surfacing as illustrated on the revised plat submitted, and approved the above referenced subdivision subject to the following conditions:

- 1) the road shall be designed and maintained to support the imposed loads of fire apparatus and surfaced to provide all-weather driving capabilities;
- 2) any bridges in the project shall comply with Section 503.2.6 of the 2003 International Fire Code;
- 3) fire hydrants shall be provided per Section 508 of the 2003 IFC;
- 4) placement of a note on the final plat stating that the size, location and design of locations of asphalt paving or pavers require approval from Traffic Engineering, City Engineering and the Planning Section of Urban Development Department prior to installation;
- 5) placement of a note on the final plat stating that the gate(s) are to be in operation at all times (any cessation of use will void approval as a gated subdivision and require the subdivision be brought up to city public street standards and all streets dedicated to the City of Mobile);
- 6) compliance with Section VIII.E.2.a, d-k of the Subdivision Regulations;
- 7) placement of a note on the final plat stating all common areas noted as natural area on the plat submitted to remain in a natural undisturbed state, (with the exception of nature trails as noted in the narrative - nature trails to be indicated on the final plat) and maintenance of all common areas is to be the responsibility of the property owners;

- 8) placement of a note on the final plat stating that the approval of all applicable federal, state and local agencies shall be provided prior to the issuance of any permits or land disturbance activities;
- 9) 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;
- 10) compliance with Engineering Department Comments (No fill in AE flood plain without flood study. If no fill proposed, add note to final plat stating that the existing contour elevations are not to be changed. Minimum finished floor elevation to be obtained from City Engineering Dept. – to be 1' above high water elevation for Hurricane Katrina in this area. Show minimum finished floor elevation on each lot. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or final plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit).

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 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: Engineering Development Services, LLC