

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 20, 2008

Sollie Road Development, LLC
Attn: Michael Myles
3800 Sollie Road
Mobile, AL 36619

Re: Case #SUB2008-00097 (Subdivision)

Falling Leaf Subdivision, Unit One

East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive,
extending to the East terminus of Raleigh Boulevard.

52 Lots / 26.5± Acres

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

At its meeting on June 19, 2008, the Planning Commission waived Sections V.B.1 and VIII.E.1.b and approved the above referenced subdivision:

- 1) **dedication of 10' along the portion of Sollie Road as shown on the plat submitted;**
- 2) **placement of a note on the final plat stating that Lots 1-21, 51 and 52 are denied curb cuts to Sollie Road;**
- 3) **labeling of the wetlands, creek and detention areas as Common Area, and the placement of a note on the final plat stating that maintenance of all Common Areas and Detention Areas/Facilities shall be the responsibility of the property owners;**
- 4) **compliance with Section VIII.E.2 of the Subdivision Regulations (private road standards);**
- 5) **compliance with Engineering Comments (Any impact on the floodway must comply with FEMA regulations and City of Mobile Engineering Department standards. Any creek crossing must comply with AASHTO, Corps of Engineers, ADEM, FEMA, and City of Mobile Engineering Department requirements. No detention is allowed in the City of Mobile right of way or AE flood plain. Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. 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 show 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 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. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Any work performed in the right of way will require a right of way permit.);

- 6) compliance with Fire Department Comments (All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Specifically, All roads, gates, bridges and dead ends shall comply with the following requirements of the 2003 International Fire Code =Section 503 Fire Apparatus Access Roads - 503.1.1 Buildings and facilities; 503.2.1 Dimensions; 503.2.3 Surface; 503.2.5 Dead ends; 503.2.6 Bridges and elevated surfaces; 503.2.7 Grade; 503.6 Security gates; 505.2 Street or road signs; 508.5.1 Where required - Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

Appendix D

**SECTION D102, REQUIRED ACCESS - D102.1 Access and loading;
SECTION D103**

**MINIMUM SPECIFICATIONS - D103.1 Access road width with a hydrant;
D103.2 Grade; Exception: Grades steeper than 10 percent as approved by the fire chief.**

FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width; D103.6.2 Roads more than 26 feet in width;);

- 7) the approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;
- 8) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna; and
- 9) depiction of the 25-foot minimum building setback lines from all street frontages;

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.

Falling Leaf Subdivision, Unit One
June 20, 2008
Page 3

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 20, 2008

Sollie Road Development, LLC
Attn: Michael Myles
3800 Sollie Road
Mobile, AL 36619

**Re: Case #SUB2008-00095 (Subdivision)
Falling Leaf Subdivision, Unit Two**

East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive,
extending to the East terminus of Raleigh Boulevard.
82 Lots / 43.8± Acres

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

At its meeting on June 19, 2008, the Planning Commission waived Sections V.B.1 and VIII.E.1.b and approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of 10' along the portion of Sollie Road as shown on the plat submitted;**
- 2) **placement of a note on the final plat stating that Lots 1-21, 51 and 52 are denied curb cuts to Sollie Road;**
- 3) **labeling of the wetlands, creek and detention areas as Common Area, and the placement of a note on the final plat stating that maintenance of all Common Areas and Detention Areas/Facilities shall be the responsibility of the property owners;**
- 4) **compliance with Section VIII.E.2 of the Subdivision Regulations (private road standards);**
- 5) **compliance with Engineering Comments (Any impact on the floodway must comply with FEMA regulations and City of Mobile Engineering Department standards. Any creek crossing must comply with AASHTO, Corps of Engineers, ADEM, FEMA, and City of Mobile Engineering Department requirements. No detention is allowed in the City of Mobile right of way or AE flood plain. Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. 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 show 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 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. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Any work performed in the right of way will require a right of way permit.);

- 6) compliance with Fire Department Comments (All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Specifically, All roads, gates, bridges and dead ends shall comply with the following requirements of the 2003 International Fire Code =Section 503 Fire Apparatus Access Roads - 503.1.1 Buildings and facilities; 503.2.1 Dimensions; 503.2.3 Surface; 503.2.5 Dead ends; 503.2.6 Bridges and elevated surfaces; 503.2.7 Grade; 503.6 Security gates; 505.2 Street or road signs; 508.5.1 Where required - Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

Appendix D

**SECTION D102, REQUIRED ACCESS - D102.1 Access and loading;
SECTION D103**

**MINIMUM SPECIFICATIONS - D103.1 Access road width with a hydrant;
D103.2 Grade; Exception: Grades steeper than 10 percent as approved by the fire chief.**

FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width; D103.6.2 Roads more than 26 feet in width;);

- 7) the approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;
- 8) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna; and
- 9) depiction of the 25-foot minimum building setback lines from all street frontages;

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.

Falling Leaf Subdivision, Unit Two
June 20, 2008
Page 3

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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 20, 2008

Sollie Road Development, LLC
Attn: Michael Myles
3800 Sollie Road
Mobile, AL 36619

**Re: Case #ZON2008-01208 (Planned Unit Development)
Falling Leaf Subdivision, Units One & Two**

East side of Sollie Road, 400'± North of the East terminus of Isle of Palms Drive, extending to the East terminus of Raleigh Boulevard.

Planned Unit Development Approval to allow a gated private street single-family residential subdivision with one-lane, one-way streets and reduced lot widths and sizes

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

At its meeting on June 19, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow a gated private street single-family residential subdivision with one-lane, one-way streets and reduced lot widths and sizes.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) **dedication of 10' along the portion of Sollie Road as shown on the plat submitted;**
- 2) **revision of the Final Site Plan to include placement of a note stating that Lots 1-21, 51 and 52 are denied curb cuts to Sollie Road;**
- 3) **revision of the Final Site Plan to include labeling of the wetlands, creek and detention areas as Common Area, and the placement of a note on the final plat stating that maintenance of all Common Areas and Detention Areas/Facilities shall be the responsibility of the property owners;**
- 4) **compliance with Engineering Comments (Any impact on the floodway must comply with FEMA regulations and City of Mobile Engineering Department standards. Any creek crossing must comply with AASHTO, Corps of Engineers, ADEM, FEMA, and City of Mobile Engineering Department requirements. No detention is allowed in the City of Mobile right of way or AE flood plain. Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. 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 show**

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 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. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Any work performed in the right of way will require a right of way permit.);

- 5) compliance with Fire Department Comments (All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Specifically, All roads, gates, bridges and dead ends shall comply with the following requirements of the 2003 International Fire Code =Section 503 Fire Apparatus Access Roads - 503.1.1 Buildings and facilities; 503.2.1 Dimensions; 503.2.3 Surface; 503.2.5 Dead ends; 503.2.6 Bridges and elevated surfaces; 503.2.7 Grade; 503.6 Security gates; 505.2 Street or road signs; 508.5.1 Where required - Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

Appendix D

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**MINIMUM SPECIFICATIONS - D103.1 Access road width with a hydrant;
D103.2 Grade; Exception: Grades steeper than 10 percent as approved by
the fire chief.**

FIRE LANE SIGNS

**D103.6.1 Roads 20 to 26 feet in width; D103.6.2 Roads more than 26 feet in
width;); and**

- 6) revision of the Final Site Plan to include placement of a note stating that standard setbacks and site coverage shall apply.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Mr. William DeMouy, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.