



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 8, 2015

Taylor Pointe Properties  
1135 Heron Lakes Circle  
Mobile, AL 36693

**Re:** Northwest terminus of Nadine Lane.  
County  
**SUB2015-00141**  
**Taylor Pointe, Subdivision, Unit Two, Part C, Resubdivision of Lot 51**  
2 Lots / 0.6± Acre

Dear Applicant(s):

At its meeting on December 3, 2015, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:**

- 1) placement of a note stating that each lot is limited to one curb cut to Nadine Lane, with their sizes, location, and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 2) retention of the building setback line for each lot on the Final Plat;
- 3) placement of a note stating that no structures shall be erected in any easement;
- 4) revision of the Final Plat to indicate the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) provision of 7 copies of the recorded plat for Taylor Pointe Subdivision, Unit Two, Part C prior to the signing of the Final Plat;
- 6) 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; and
- 7) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: (*"Must comply with the Mobile*

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- County Flood Damage Prevention Ordinance. Development shall 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.”); and*
- 8) **compliance with Fire Department comments:** *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code)).*

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.

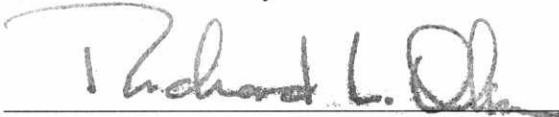
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org). If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By: \_\_\_\_\_

  
Richard Olsen  
Deputy Director of Planning

cc: McCrory & Williams, Inc.