



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 13, 2013

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA LAMBERT

Southern Land Investments, LLC
915 Hillcrest Road, Suite A
Mobile, AL 36608

Re: **Case #SUB2013-00108**
Falcon Pointe Subdivision, Resubdivision of Lot B
2550 Newman Road
(West side of Newman Road, 625'± South of Airport Boulevard).
18 Lots / 22.7± Acres

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

At its meeting on November 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) *Revision of the legal description and acreage on the Final Plat to only describe Lot B;*
- 2) *Revision of the Final Plat to combine Lots 17 and 18 and label the area as future development;*
- 3) *Provision of a turnaround illustrated on the Final Plat in compliance with Sections V.B.6. and V.B.14. of the Subdivision Regulations, if required by Mobile County Engineering;*
- 4) *Revision of the Final Plat to accurately label all easements which are not labeled and retain all other illustrated easements;*
- 5) *Placement of a note on the Final Plat stating: (All proposed roadways to be built to City of Mobile standards and be accepted by Mobile County prior to the signing of the Final Plat.);*
- 6) *Placement of a note on the Final Plat stating: (No permanent structures shall be constructed in any drainage or utility easement.);*
- 7) *Placement of a note on the Final Plat limiting all proposed lots to one curb-cut, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;*
- 8) *Placement of a note on the Final Plat denying Lot 1 direct access to Newman Road;*
- 9) *Placement of notes on the Final Plat stating: (Any development of the site must comply with local, state and federal regulations regarding wetlands.);*

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- 10) Retention of all setbacks and lot size information on the Final Plat;***
- 11) Retention of notes on the Final Plat about maintenance of common areas;***
- 12) Retention of notes on the Final Plat referring to commercial buffer compliance;***
- 13) Retention of notes on the Final Plat stating compliance with regulations regarding endangered species;***
- 14) Compliance with Fire Comments and placement of a note on the Final Plat stating: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.); and***
- 15) Compliance with Engineering Comments and placement of a note on the Final Plat stating: (Must comply with the Mobile 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.)***

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 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: Austin Engineering Co., Inc.