

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 4, 2008

Bryant & Tina Tuberville
1486 Champion Cove
Semmes, AL 36575

Re: Case #SUB2008-00049
Pecan Pointe Subdivision, Part A, Resubdivision of Lots 23 & 24
West side of Southland Way, 110'± North of Raymond Tanner Road.
2 Lots / 0.8± Acre

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

At its meeting on April 3, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final stating that each lot is limited to one curb cut to Southland Way, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 2) illustration of the 25' minimum building setback line along Southland Way;
- 3) labeling of each lot with its size in square feet and acres, or the provision of a table on the final plat furnishing the same information;
- 4) placement of a note on the final plat stating that the maintenance of the common areas of Pecan Pointe Subdivision, Part A, shall be the responsibility of the property owners;
- 5) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) placement of a note on the final plat stating that any lots developed commercially and adjoining residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- 7) placement of a note on the final plat stating that compliance with the City of Mobile storm water and flood control ordinances will be required, and that a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

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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.

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: Greg Stirm Surveying, LLC