

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 22, 2008

Taylor Pointe Properties, Inc.
Attn: Robert Mullen
1135 Heron Lakes Circle
Mobile, AL 36693

Re: Case #SUB2008-00021

Taylor Pointe Subdivision, Unit One, Resubdivision of Lots 44 – 47

Northeast corner of Jeff Hamilton Road and Taylor Pointe Boulevard, extending to the South side of Walston Road (private street).

4 Lots / 1.3± Acres

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

At its meeting on February 21, 2008, the Planning Commission 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 Taylor Pointe Boulevard, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;**
- 2) **placement of a note stating that Lot 47A is denied direct access to Jeff Hamilton Road;**
- 3) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 4) **placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 5) **submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to 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 year, or the Tentative Approval will expire.

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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: Rester and Coleman Engineers, Inc.