



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 5, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Taylor Pointe Properties Inc.
1135 Heron Lakes Circle
Mobile, AL 36693
Attn: Nathan Upshaw

Re: **Case #SUB2012-00083**
Taylor Pointe Subdivision, Unit Two
West terminus of Taylor Pointe Drive
Number of Lots / Acres: 51 Lots / 20.1± Acres
Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) the provision of one traffic circle on Taylor Pointe Drive with the size, location, and design be approved by Mobile County Engineering and conform to AASHTO standards;
- 2) the provision of a street stub to the adjacent property to the North with the size, location, and design be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) the placement of a note on the Final Plat stating that all lots are limited to one curb-cut each, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) the labeling of all common and detention areas and the placement of a note on the Final Plat stating that maintenance of common and detention areas will be property owners' responsibility;
- 5) the placement of a note on the Final Plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 6) illustration of the 25' minimum building setback line for all lots;
- 7) labeling of each lot with its size in square feet, or the provision of a table depicting the same information;

- 8) placement of a note on the Final Plat stating the site must comply with the City of Mobile stormwater and flood control ordinances: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits;"*
- 9) compliance with Fire Department comments: *"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,
- 10) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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 (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.

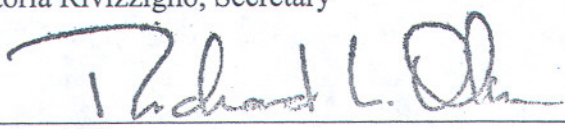
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.
