

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 22, 2007

The Pines at the Preserve LLC
c/o SAAD Development Corporation
P.O. Box 9669
Mobile, AL 36691

Re: Case #SUB2007-00102 (Subdivision)
Longleaf Gates Subdivision
North side of Girby Road, 1800'± West of Rue Preserve, and extending
Northwest to Lloyds Lane.
159 Lots / 84.2± Acres

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

At its meeting on June 21, 2007, the Planning Commission waived Section V.D.2. and considered the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to encompass the entirety of the parcels associated with the “future development” area;
- 2) submission of applications to correct split-zoning conditions in the “future development” area in conjunction with the other future applications that will be required for the area;
- 3) revision of the plat to delineate common area in acres by phases, and overall total;
- 4) revision of the plat to label all common areas, and placement of a note on the plat stating that maintenance of the common areas is the responsibility of the homeowners (association);
- 5) placement of a note on the plat stating that additional street-stub connections will be required in the “future development area” – to adjacent public streets and landlocked properties, for emergency access only;
- 6) placement of a note on the site plan and plat stating that direct access to Girby Road and Lloyd’s Lane is denied for all lots and common areas, and each lot (and common area if required for maintenance purposes) should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;

- 7) full compliance with the Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Traffic Engineering requires traffic calming measures for "straight" sections of roadway over 650 feet in length with location and design to be approved by Traffic Engineering.*);
- 8) full compliance with City of Mobile flood control and stormwater ordinances, subject to full approval from the Engineering Department;
- 9) provision of documentation proving that adequate buildable area is provided for all lots with wetlands;
- 10) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat;
- 11) that the applicant obtain all necessary federal, state and local permits;
- 12) compliance with Section VIII. of the Subdivision Regulations, regarding the provision of a private street;
- 13) designation on the plat of utility easements acceptable to the appropriate provider of utility services within the subdivision;
- 14) placement of a note on the plat identifying which streets are private, and that they are privately maintained and not dedicated to the public;
- 15) placement of a note on the plat stating that if the private street is not constructed and maintained to the appropriate City standard, and is ultimately dedicated for public use and maintenance, 100 percent of the cost of the improvements required to bring the street up to the prevailing standard shall be assessed to the property owners at the time the private street is dedicated, with the assessment running with the land to any subsequent property owners;
- 16) placement of a note on the plat stating that the gate must remain operational and in use as a condition of the continuation of private street status; and
- 17) full compliance with all other municipal codes and ordinances.

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.

Longleaf Gates Subdivision
June 22, 2007
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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: Speaks & Associates Consulting Engineers

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LETTER OF DECISION**

June 22, 2007

The Pines at the Preserve LLC
c/o SAAD Development Corporation
P.O. Box 9669
Mobile, AL 36691

Re: Case #ZON2007-01288 (Planned Unit Development)

The Pines at the Preserve LLC

North side of Girby Road, 1800'± West of Rue Preserve, and extending Northwest to Lloyds Lane.

Planned Unit Development Approval to allow a private street, gated subdivision, and a public street subdivision, both with reduced lot sizes, reduced front yard and side yard setbacks, and increased site coverage.

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

At its meeting on June 21, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) revision of the site plan to encompass the entirety of the parcels associated with the “future development” area;**
- 2) submission of applications to correct split-zoning conditions in the “future development” area in conjunction with the other future applications that will be required for the area;**
- 3) revision of the site plan to delineate common area in acres by phases, and overall total;**
- 4) revision of the site plan to label all common areas, and placement of a note on the site plan stating that maintenance of the common areas is the responsibility of the homeowners (association);**
- 5) placement of a note on the site plan identifying which streets are private, and that they are privately maintained and not dedicated to the public;**
- 6) placement of a note on the site plan stating that additional street-stub connections will be required in the “future development area” – to adjacent public streets and landlocked properties, for emergency access only;**

- 7) placement of a note on the site plan and plat stating that direct access to Girby Road and Lloyd's Lane is denied for all lots and common areas, and each lot (and common area if required for maintenance purposes) should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 8) full compliance with the Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Traffic Engineering requires traffic calming measures for "straight" sections of roadway over 650 feet in length with location and design to be approved by Traffic Engineering.*);
- 9) full compliance with City of Mobile flood control and stormwater ordinances, subject to full approval from the Engineering Department;
- 10) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat;
- 11) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat; and
- 12) that the applicant obtain all necessary federal, state and local permits.

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

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June 22, 2007

The Pines at the Preserve LLC
c/o SAAD Development Corporation
P.O. Box 9669
Mobile, AL 36691

Re: Case #ZON2007-01541 (Sidewalk Waiver)

The Pines at the Preserve LLC

North side of Girby Road, 1800'± West of Rue Preserve, and extending
Northwest to Lloyds Lane.

Request to waive construction of a sidewalk along Girby Road and Lloyds Lane.

Dear Applicant(s):

At its meeting on June 21, 2007, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to holdover this request until the July 19th meeting, with 4 copies of revisions due to the Planning Section of Urban Development by June 27th, for the following reason:

- 1) the Engineering Department requires additional information depicting the edge of shoulder and the culvert, and water surface elevation, in plan and section as necessary to determine feasibility of sidewalk construction..**

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