

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 18, 2006

The Pines at the Preserve LLC
c/o Saad Development Corp.
P. O. BOX 9669
Mobile, AL 36691

Re: Case #SUB2006-00181 (Subdivision)
The Pines at the Preserve Subdivision

North side of Girby Road, 3/10 mile± East of Lloyd's Lane, extending to the East side of Lloyd's Lane, 600'± North of Girby Road, and extending to the West side of Campground Branch Creek and the South side of Scenic West Place Subdivision.

136 Lots / 84.2± Acres

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

At its meeting on August 17, 2006, the Planning Commission waived Section V.D.2 and approved the above referenced subdivision subject to the following conditions:

- 1) **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 calming measures should be included in the development.*)**;
- 2) **full compliance with Engineering comments (*Provide detention for 100-year storm with a 10-year release rate. The existing receiving stream is compromised and the culvert at Girby Road is reportedly undersized. Therefore, a complete analysis of the existing and proposed conditions will be required. In addition, the development will not be permitted for Land Disturbance unless the culvert at Girby Road has a capacity to handle a 50-year storm. The flood zones shown on the preliminary plat should be revised to more accurately delineate the FEMA designated flood zones. Dedication of a drainage easement of the flood way and portion of the flood zone containing the actual drainage way will be required. A study of the distance from the top of bank to top of bank of the drainage way plus 15 feet for maintenance vehicle access will be required for drainage easement. Detention should be accomplished above the 100 year flood elevation. And, the predevelopment runoff coefficient to be used for the existing wetlands areas should be accurate*)**

for wetland areas. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.);

- 3) the provision of a street stub to the land locked parcel to the North in the vicinity of Lots 44-55; and
- 4) that the applicant obtain all necessary federal, state and local 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.

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: Speaks & Associates Consulting Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 18, 2006

The Pines at the Preserve LLC
Saad Development Corp.
PO Box 9669
Mobile, AL 36691

Re: Case #ZON2006-01603 (Planned Unit Development)

The Pines at the Preserve Subdivision

North side of Girby Road, 3/10 mile± East of Lloyd's Lane, extending to the East side of Lloyd's Lane, 600'± North of Girby Road, and extending to the West side of Campground Branch Creek and the South side of Scenic West Place Subdivision.

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

At its meeting on August 17, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lots widths and sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.

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

- 1. 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 calming measures should be included in the development;**
- 2. full compliance with Engineering comments (*Provide detention for 100-year storm with a 10-year release rate. The existing receiving stream is compromised and the culvert at Girby Road is reportedly undersized. Therefore, a complete analysis of the existing and proposed conditions will be required. In addition, the development will not be permitted for Land Disturbance unless the culvert at Girby Road has a capacity to handle a 50-year storm. The flood zones shown on the preliminary plat should be revised to more accurately delineate the FEMA designated flood zones. Dedication of a drainage easement of the flood way and portion of the flood zone containing the actual drainage way will be required. A study of the distance from the top of bank to top of bank of the drainage way plus 15 feet for maintenance vehicle access will be required for drainage easement. Detention should be*)**

accomplished above the 100 year flood elevation. And, the predevelopment runoff coefficient to be used for the existing wetlands areas should be accurate for wetland areas. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.);

3. the provision of a street stub to the land locked parcel to the North in the vicinity of Lots 44-55; and
4. 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