

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 3, 2006

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

Re: Case #ZON2006-02115 (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 November 2, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lot 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 City of Mobile flood control and stormwater ordinances, subject to full approval from the Engineering Department;**
- 3) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat; and**
- 4) that the applicant obtain all necessary federal, state and local permits.**

The Pines at the Preserve Subdivision
November 3, 2006
Page 2

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 3, 2006

The Pines at the Preserve LLC
c/o SAAD Development Corporation
P.O. Box 9669
Mobile, AL 36609

**Re: Case #SUB2006-00231 (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.
184 Lots / 84.2± Acres

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

At its meeting on November 2, 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 City of Mobile flood control and stormwater ordinances, subject to full approval from the Engineering Department;**
- 3) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat; 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.

The Pines at the Preserve Subdivision
November 3, 2006
Page 2

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: