

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 4, 2011

Burr and Foreman, LLP
11 North Water Street, Suite 22200
Mobile, AL 36602
Attn: Doug Anderson

Re: Case #SUB2011-00118
Deer Port Commerce Park II Subdivision
7570 Lake Road
(Southwest corner of Lake Road South and Middle Road)
Number of Lots / Acres: 1 Lot / 94.5 Acres±
Engineer / Surveyor: Goodwyn, Mills and Cawood, Inc.
County

Dear Applicant(s):

At its meeting on November 3, 2011, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of right-of-way sufficient to provide 30-feet as measured from the centerline along Lake Road South;**
- 2) **depiction of dedications required for compliance with Section V.B.16. of the Subdivision Regulations regarding Curb Radii at public right-of-way intersection;**
- 3) **placement of a note on the Final Plat stating that the development is limited to four curb-cuts to Middle Road and one curb-cut to Lake Road South with the size, design, and exact location of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;**
- 4) **revision of the lot size to reflect any required right-of-way dedications;**
- 5) **retention of the 25-foot minimum building line setback on the Final Plat along all public rights-of-way; and**
- 6) **placement of a note on the Final Plat stating that the development will 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**

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- prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 7) placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local agencies for floodplain and wetland issues is required prior to the issuance of any permits or land disturbance activities;
 - 8) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,
 - 9) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

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: Millard Refrigerated Services, Inc.
Goodwyn, Mills and Cawood, Inc.