

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 6, 2009

CEM2,LLC  
9700 Celeste Rd.  
Saraland, AL 36571

**Re: Case #SUB2009-00148**  
**Springhill Memorial Gardens Subdivision, Resubdivision of Lots 1 & 2**  
600 Pierce Road  
(East side of Pierce Road, 4/10± mile North of Airport Boulevard).  
1 Lot / 40.0± Acre

Dear Applicant(s):

At its meeting on November 5, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Placement of a note on the final plat stating that the lot is limited to two curb cuts with the size, location and design of all curb cuts to be approved by the Mobile County Engineering Department;**
- 2) **Retention of the 25' minimum building setback line along Pierce Road;**
- 3) **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;**
- 4) **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;**
- 5) **Placement of a note on the final plat stating that development will be designed to comply with the storm water detention and drainage facilities of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facilities of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering; and**
- 6) **Revision of the plat to label the lot with its size in square feet and acres.**

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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](mailto: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: Polysurveying Engineering – Land Surveying