

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 7, 2008

Tie Zheng  
6300 Grelot Road, Suite K  
Mobile, AL 36609

**Re: Case #SUB2008-00223**  
**Island Road Subdivision**  
2031 Island Road  
(South side of Island Road, 362'± West of Bay Road).  
2 Lots / 0.7± Acre

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

At its meeting on November 6, 2008, the Planning Commission waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that each lot is limited to one curb cut to Island Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 2) **illustration of the 25' minimum building setback line along Island Road;**
- 3) **labeling of each lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 4) **placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements 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 facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 5) **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**
- 6) **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.7. of the Subdivision Regulations.**

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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 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](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: Byrd Surveying, Inc.