

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 2, 2011

Byron Cook
P.O. Box 6006
Pensacola, FL 32503

Re: Case #SUB2011-00090
Plantation Memorial Gardens Subdivision
5501 Bear Fork Road
(South side of Bear Fork Road at the South terminus of Jarrett Road)
Number of Lots / Acres: 1 Lot / 25.0 Acres ±
Engineer / Surveyor: W. R. Ward
Council District 7

Dear Applicant(s):

At its meeting on September 1, 2011, 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 one (1) curb-cut onto Bear Fork Road and denied access to the proposed Middle Ring Road, with the size, design, and location of curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **compliance with Traffic Engineering comments: *“Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The 30’ (approximate) between the face of curb on Bear Fork Road and the proposed entrance gate to the cemetery is sufficient for stacking only one passenger vehicle or light truck when the gate is closed;”***
- 3) **compliance with Engineering comments: *“Need to provide a court recorded release agreement for all effected downstream properties or provide detention for the 100 year storm event with a 2 year release since the discharge will be onto an adjacent private property. Any increase in impervious area in excess of 4,000 square feet will require detention. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;”***
- 4) **revision of the site plan to depict the 25-foot minimum building setback from both the Bear Fork Road and proposed Middle Ring Road frontages;**

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- 5) revision of the label for Middle Ring Road to depict the future right-of-way as a “50’ setback in-lieu of dedication for future road;”
- 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.8. of the Subdivision Regulations;
- 7) 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,
- 8) placement of a note on the final plat stating that approval of all applicable federal, state, and local agencies is required for floodplain and wetland issues prior to the issuance of any permits or land disturbance activities.

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: Charles W. and Loraine P. Heaton
W.R. Ward