

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 19, 2009

Coastal Enterprises Inc.  
915 Hillcrest Road, Suite A  
Mobile, Alabama 36695

**Re: Case #SUB2009-00080**  
**Deer River Commercial Park Subdivision**  
North side of Laurendine Road, 3/10 mile ± East of Rangeline Road.  
4 Lots / 67.5± Acres

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

At its meeting on June 18, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to label the “future development” parcel as Lot 4;
- 2) placement of a note on the final plat stating that Lots 1 and 2 are limited to two curb cuts each, while Lots 3 and 4 are limited to one curb cut each to Laurendine Road, with the sizes, locations, and designs to be approved by County Engineering and in conformance with AASHTO standards;
- 3) the applicant receive the approval of all applicable federal, state, and local environmental agencies will be required prior to the issuance of any permits or land disturbance activity;
- 4) placement of a note on the final plat stating that the site must be developed in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) retention of the note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 6) submission of a letter from a licensed engineer certifying compliance with the City of Mobile’s storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any 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 (1) year, or the Tentative Approval will expire.

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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: Austin Engineering Co, Inc.