

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 5, 2007

SP Mobile, LLC  
Attn: Charlie Sealy, III  
1200 Greensboro Avenue  
Tuscaloosa, AL 35401

**Re: Case #SUB2007-00240**  
**Cypress Cove Subdivision**  
East side of Schillinger Road South at the East terminus of Candlewood Drive.  
1 Lot / 48.9± Acres

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

At its meeting on October 4, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application to the meeting of November 1 to allow the applicant to address the following:

- 1) the inclusion of the remainder of the two parent parcels to the East in this subdivision;
- 2) dedication of sufficient right-of-way to provide 50' from the centerline of Schillinger Road South, or the revision of the plat to indicate sufficient current right-of-way;
- 3) placement of a note on the final plat stating that the site is limited to the current private street curb cut to Schillinger Road South;
- 4) placement of a note on the final plat stating that access to Adobe Ridge Road South is denied;
- 5) placement of a note on the final plat stating that the approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;
- 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;

- 7) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities 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 facilities of the City of Mobile stormwater 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;
- 8) depiction and labeling of the 25' minimum building setback line along Schillinger Road South and all Western boundaries of the site; and
- 9) labeling of the lot with its area in acres or the provision of a table on the plat depicting the same information.

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: Rester and Coleman Engineers, Inc.