

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 20, 2011

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

**Re: Case #SUB2011-00049 (Subdivision)**  
**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 May 19, 2011, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission heldover the application until the June 16, 2011, meeting, so that the following revisions can be made by June 3, 2011:

- 1) **inclusion of the MAWSS parcel, or provision of a letter from MAWSS requesting exclusion from the Subdivision request;**
- 2) **compliance with Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway shown is 60 feet in width. Narrow the driveway to a standard width of 24 feet*);**
- 3) **compliance with Engineering comments: (*Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. The proposed detention pond will need to be sized to provide at a minimum, detention from a 100 year storm with a 2 year release rate as outlined in the stormwater ordinance. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit*);**
- 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; and,**
- 5) **revision of the label for Middle Ring Road to depict the future right-of-way as being dedicated to the City of Mobile, or as a setback, in addition to the 25-foot minimum building setback.**

**Plantation Memorial Gardens Subdivision**

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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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 20, 2011

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

**Re: Case #ZON2011-01096 (Planning Approval)**  
**Plantation Memorial Gardens Subdivision**  
5501 Bear Fork Road  
(South side of Bear Fork Road at the South terminus of Jarrett Road).  
Planning Approval to allow a cemetery with 21,250 plots in an R-1, Single-Family Residential District.  
Council District 7

Dear Applicant(s):

At its meeting on May 19, 2011, the Planning Commission considered for Planning Approval the site plan to allow a cemetery with 21,250 plots in an R-1, Single-Family Residential District.

After discussion, the Planning Commission heldover the application until the June 16, 2011, meeting, so that the following revisions can be made by June 3, 2011:

- 1) **revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance, including calculations for open space and trees;**
- 2) **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;**
- 3) **revision of the label for Middle Ring Road to depict the future right-of-way as being dedicated to the City of Mobile, or as a setback, in addition to the 25-foot minimum building setback;**
- 4) **revision of the site plan to depict any fencing or gates proposed, to include the height of the proposed fencing;**
- 5) **compliance with Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway shown is 60 feet in width. Narrow the driveway to a standard width of 24 feet*);**

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- 6) **compliance with Engineering comments:** *(Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. The proposed detention pond will need to be sized to provide at a minimum, detention from a 100 year storm with a 2 year release rate as outlined in the stormwater ordinance. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit); and,*
- 7) **depiction and labeling of a 10-foot wide natural vegetative buffer where the site abuts residentially-zoned property.**

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