

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 2, 2008

Southern Earth Sciences, Inc.
P.O. Box 160745
Mobile, AL 36616

Re: Case #ZON2008-01040 (Sidewalk Waiver)
Southern Earth Sciences Inc.
3500 Government Boulevard
(North side of Government Boulevard Service Road, 560'± West of West I-65
Service Road South).
Request to waive construction of a sidewalk along Government Boulevard

Dear Applicant(s):

At its meeting on May 1, 2008, the Planning Commission approved your request for a sidewalk waiver at the above referenced location.

If you have any questions regarding this action, please call this office at (251) 208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 2, 2008

Lawler and Company
8975 Dawes Lane North
Mobile, AL 36619

Re: Case #ZON2008-01039 (Planned Unit Development)
Southern Earth Sciences Inc.
3500 Government Boulevard
(North side of Government Boulevard Service Road, 560'± West of West I-65
Service Road South).
Planned Unit Development Approval to amend the site plan of a previously
approved Planned Unit Development to allow multiple buildings on a single
building site.

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

At its meeting on May 1, 2008, the Planning Commission considered for Planned Unit Development the site plan to amend the site plan of a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) **Compliance with Engineering comments** (*Delete note on plans referring to "delineation between flood zones was determined by elevations from FEMA map." Any determination of special flood hazard area should be done by graphically plotting the boundary of the special flood hazard area on the site. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);
- 2) **Revision of the minimum required parking calculations for warehouse space to be determined by the number of employees (state the number of employees);**
- 3) **Curb-cut size, location and design to be approved by Traffic Engineering and ALDOT;**

Southern Earth Sciences Inc.

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- 4) Gravel parking subject to approval by the Zoning Board of Adjustment, otherwise paved parking and maneuvering will be required (and a revised site plan);**
- 5) Placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;**
- 6) Revision of the site plan to depict and label any dumpsters, or placement of a note on the site plan stating that dumpsters will not be used;**
- 7) Full compliance with all municipal codes and ordinances; and**
- 8) Provision of a revised PUD site plan to the Planning Section of Urban Development prior to the submittal of revised drawings for the associated building permits.**

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Mr. William DeMouy, Secretary

By: _____

Richard Olsen

Deputy Director of Planning