

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 7, 2007

Mobile South Development Co.  
12351 Highway 188  
Grand Bay, AL 36541

**Re: Case #SUB2007-00298**  
**Plantation Commercial Park Subdivision, Unit Two, Phase One**  
East termini of Plantation Road and East Road, extending to the East side of U.S.  
Highway 90 West, 330'± South of Plantation Road.  
3 Lots / 44.1± Acres

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

At its meeting on December 6, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 2) **approval of all applicable federal, state and local agencies regarding the preservation conservation areas prior to the issuance of any permits or land disturbance activities;**
- 3) **Certification via placement of a note on the plat stating that the property owner / developer will comply with all local, state and Federal regulations regarding endangered, threatened or otherwise protected flora and fauna;**
- 4) **labeling of the lot size in square feet on the plat, or provision of a table on the plat with the same information; and**
- 5) **placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations;**
- 6) **placement of a note on the Final Plat stating that Lot 13A is limited to the two existing curb cuts to Highway 90 Service Road;**
- 7) **placement of a note on the final plat stating that all lots are denied access to East Road;**

- 8) depiction of the 25' minimum building setback line along the Highway 90 Service Road for Lot 13A; and
- 9) placement of a note on the final plat stating that the maintenance of the "preservation conservation areas" shall be the responsibility of the property owners.

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 year, or the Tentative Approval will expire.

It is also requested that a digital copy 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: Rowe Surveying & Engineering Co., Inc.