

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

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

Re: Case #SUB2009-00044
Plantation Commercial Park Subdivision, Unit Two
(East termini of Plantation Road and East Road, extending to the East side of
U. S. Highway 90 West, 330'± South of Plantation Road.
9 Lots / 44.0± Acres

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

At its meeting on April 2, 2009, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **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;**
- 2) **illustration of the 25' minimum building setback line along all street frontages;**
- 3) **construction of Plantation Road to the County's paving standards from U.S. Highway 90 to the current East terminus;**
- 4) **dedication and construction of the Plantation Road extension to the County's paving standards;**
- 5) **placement of a note on the final plat limiting Lots 8, 9, 11, and 12 to two curb cuts each, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **placement of a note on the final plat limiting Lots 5, 6, 7, and 10 to one curb cut each, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 7) **placement of a note on the final plat stating that Lot 5 is denied direct access to East Road;**
- 8) **obtaining of approval in writing from Mobile Fire-Rescue for the design (if an intermediate turn-around is required) and length of the cul-de-sac prior to the signing of the final plat;**
- 9) **revision of the plat to label each lot with its size in square feet and acres, or the provision of a table on the plat depicting the same information;**
- 10) **provision of a 6' high wooden privacy fence where the site adjoins residentially developed property;**

- 11) placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 12) 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;
- 13) 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;
- 14) placement of a note on the final plat stating that maintenance of the common areas shall be the responsibility of the property owners; and
- 15) subject to the Engineering Comments: *(Flood zone designations to be shown as scaled from FEMA Maps, not by elevation. A flood plain easement will be required. Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Detention not allowed within the flood zone. No work shall be allowed in wetlands without proper permitting from the Corps of Engineers. The size and location of any drainage easement will be reviewed by the COM Engineering Department during the land disturbance plan review. 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. Must provide detention for any impervious area added in excess of 4,000 square feet).*

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.

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.

Plantation Commercial Park Subdivision, Unit Two

April 3, 2009

Page 3

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.