

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 4, 2008

The Industrial Park Board of Mobile County
P.O. Box 2187
Mobile, AL 36652

Re: Case #SUB2007-00321
The Mobile Commerce Park Subdivision, Phase I, The Resubdivision of Lot 4, Resubdivision of Lot 3, and Lot 4-B
East side of Commerce Boulevard East, 270' ± South of Todd Acres Road.
2 Lots / 8.5 ± Acres

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

At its meeting on January 3, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut, with the location, size and design to be approved by County Engineering and conform to AASHTO standards;
- 2) the placement of a note on the Final Plat stating that Lot 2 is limited to two curb cuts, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;
- 3) the labeling of all detention/retention or common areas and the placement of a note on the Final Plat stating that maintenance of any common areas will be property owners' responsibility;
- 4) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations;
- 5) the placement of a note on the final 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 a letter 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; and
- 6) 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.

**The Mobile Commerce Park Subdivision, Phase I, The Resubdivision of Lot 4,
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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.

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.