

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 16, 2007

Crossroads, LLC  
P.O. Box 1629  
Foley, AL 36536

**Re: Case #SUB2007-00021  
Silver Pines Subdivision**

South side of Silver Pine Road, ¼ mile West of Schillinger Road North.  
153 Lots / 39.4± Acres

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

At its meeting on March 15, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) submission of a letter from licensed engineer certifying compliance with the City of Mobile's stormwater and flood control ordinances must be provided to the Mobile County Engineering Department and the Planning Section of Urban Development prior to signing and recording of the final plat;**
- 2) 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;**
- 3) all streets must be constructed to county standards and dedicated;**
- 4) placement of a note on the final plat stating that lots 1, 57-64, and 92 are denied direct access to Silver Pine Road; and**
- 5) placement of a note on the final plat stating the maintenance of all common areas shall be the responsibility of the property owners association.**

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.

**Silver Pines Subdivision**  
**March 16, 2007**  
**Page 2**

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: Engineering Development Services, LLC  
Noreen Denton McLemore