

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 7, 2010

Lily Baptist Church
358 Kennedy St.
Mobile, AL 36603

Re: Case #SUB2010-00051
Lily Baptist Church Subdivision, Addition to Square 41, Camp Ground
Tract

Northwest corner of Basil Street and Harrison Street, extending to the East side of Kennedy Street, 90'± South of Lyons Street.

1 Lot / 0.9± Acre

Dear Applicant(s):

At its meeting on May 6, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) depiction of the correct legal description on the Final Plat;**
- 2) dedication of sufficient right-of-way to provide 25' from the centerline of Harrison Street;**
- 3) placement of a note on the Final Plat stating that the lot is limited to the existing curb-cuts with the size, location, and design of any new curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) retention of labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;**
- 5) retention of the 25' minimum building setback line along all public rights-of-way;**
- 6) dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations regarding curb radii;**
- 7) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**

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- 8) **compliance with Engineering comments:** *(Must comply with all stormwater and flood control ordinances. Must provide detention for any increase in impervious area to the site since 1984 in excess of 4,000 square feet. The construction of any new dumpster pads will require connection to sanitary sewer, cannot discharge to storm sewer. Any work performed in the right-of-way will require a right-of-way permit); and,*
- 9) **full compliance with all municipal codes and ordinances.**

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.

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 Engineering