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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 21, 2013

WG, Inc.
Attn: James W. Wishon, Jr.
2204 Springhill Ave
Mobile, AL 36607

Re: **Case #SUB2013-00106**
Dauphin Square Commercial Park (Amended Plat), Resubdivision of Lots 4-
7
North side of Dauphin Square Connector, 290'± West of Sage Avenue.

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

At its meeting on October 17, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of a minimum of a 25' building setback line along the street frontage;
- 2) retention of the lot size in square feet and acres;
- 3) verification of the right-of-way width of Dauphin Square Connector, with dedication if necessary to provide 25' from the centerline;
- 4) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes). b. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). c. Add a signature block and signature for the Owner (notarized) Surveyor, Planning Commission and Traffic Engineer. d. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. e. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from*

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the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).).

- 5) **compliance with Fire Department comments** (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);
- 6) **placement of a note on the Final Plat limiting the lot to one curb cut to Dauphin Square Connector, with the size, location and design of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 7) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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.

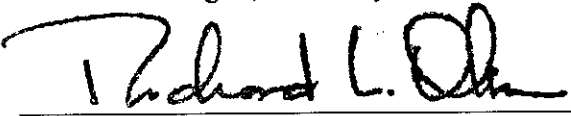
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: The Coleman Engineering Group of McCroy & Williams, Inc.