

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 7, 2011

Kisha Jackson
3300 Dauphin Island Parkway
Mobile, AL 36605

Re: Case #SUB2011-00109
Edwin Townsend's Subdivision No. 1, In Lot 3 of First Division of McVoy
Tract, Re-subdivision of the East 211 Feet of Lot 1
3300 Dauphin Island Parkway
(Southwest corner of Dauphin Island Parkway and Gill Road)
Number of Lots / Acres: 1 Lot / 0.5 Acre±
Engineer / Surveyor: Polysurveying Engineering, Land Surveying
Council District 3

Dear Applicant(s):

At its meeting on October 6, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide a 25' minimum corner radius at the intersection of Dauphin Island Parkway and Gill Road;**
- 2) **revision of the plat to indicate the 25' minimum building setback line along both Dauphin Island Parkway and Gill Road;**
- 3) **placement of a note on the Final Plat stating that the subdivision is limited to one curb-cut to Dauphin Island Parkway, to be approved by ALDOT, and one curb-cut to Gill Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **revision of the plat to label the lot with its size in square feet and acres after any required street dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **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; and,**
- 6) **subject to the Engineering Comments: *"At the intersection of Dauphin Island Parkway (DIP) and Gill Rd, need to provide dedication of a minimum radius of 25', or as otherwise approved by the City Engineer. Must comply with***

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all stormwater and flood control ordinances. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. Sidewalk needs to be shown on the plans and constructed per City of Mobile (C.O.M.) standards along Gill Rd unless a sidewalk waiver is applied for and approved. In addition to any required land disturbance permit, any work performed in the right of way along Gill Rd will require a City C.O.M. Right-of-Way (ROW) permit and since the DIP ROW is maintained by ALDOT (with the exception of sidewalk); any work performed in the DIP ROW will require an ALDOT ROW permit. Any existing sidewalk panels that are damaged along DIP need to be replaced and will require a C.O.M. ROW permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer."

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: Polysurveying of Mobile, Inc.