



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 8, 2015

McGowin Park LLC  
736 Cherry St.  
Chattanooga, TN 37402

**Re: 1310 Tingle Drive**  
(Northwest corner of McVay Drive and Bolling Brothers Boulevard).  
Council District 3  
**SUB2015-00058**  
**McGowin Park East of Satchel Paige Subdivision, Resubdivision of**  
3 Lots / 35.0± Acres

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

At its meeting on June 4, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Submission of seven (7) copies of the recorded plat for the McGowin Park Subdivision approved at the April 3, 2014 Planning Commission meeting;
- 2) Placement of a note on the final plat stating that the number, size, design and location of any new curb-cuts or modification of existing curb-cuts are subject to compliance with the approved PUD site plans, Traffic Engineering approval, ALDOT approval where required, and to conform with AASHTO standards.;
- 3) Retention of the 25-foot minimum building setback line for all lots with frontage on a public street, as required by Section V.D.9. of the Subdivision Regulations;
- 4) Labeling of all common areas and detention areas, and placement of a note on the final plat stating that maintenance of the detention basin/common areas, and any other common areas, are the responsibility of the subdivision's property owners;
- 5) Labeling of all drainage and utility easements on the site, and placement of a note on the final plat stating that buildings and other permanent habitable structures are not allowed in easements;
- 6) Retention of the labeling of each lot with its size in square feet and acres, as depicted on the preliminary plat;
- 7) Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by*

**McGowin Park East of Satchel Paige Subdivision, Resubdivision of  
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- the City Engineer: A. Provide and label the monument set or found at each subdivision corner. B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 8) **Compliance with Traffic Engineering comments** (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 9) **Compliance with Urban Forestry comments** (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).*); and
- 10) **Compliance with Fire comments** (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).*).

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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

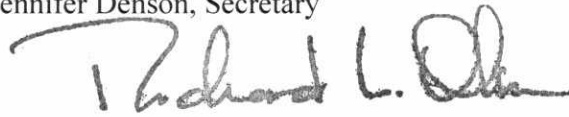
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Richard Olsen  
Deputy Director of Planning

cc: Berry Engineers LLC