

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 4, 2011

Millard R. Austin,  
Scott B. & Sheila R. Steward  
7778-B McKinley Ave.  
Mobile, AL 36608

**Re: Case #SUB2011-00003**  
**Perch Creek Landing Subdivision**  
East side of Dauphin Island Parkway, 505' ± South of Staples Road.  
2 Lot/ 15.6± Acre

Dear Applicant(s):

At its meeting on February 3, 2011, the Planning Commission considered the above referenced subdivision.

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

- 1) dedication sufficient to provide 50 feet from the centerline of Dauphin Island Parkway;**
- 2) depiction of the 25-foot minimum building setback line along all public rights-of-way on the Final Plat;**
- 3) depiction of the lot area, in square feet, on the Final Plat;**
- 4) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Dauphin Island Parkway, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;**
- 5) compliance with Engineering comments: *“Show Minimum Finished Floor Elevation on each lot on Plat. Also show location of wetlands. There is to be no fill placed within the limits of the flood plain without providing compensation. No work shall be permitted within any wetlands without approval from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit;”***

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- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits; and
- 8) 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](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: Austin Engineering