

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 6, 2011

North American Gulf Terminals, Inc.  
c/o George McKean  
P.O. Box 64  
Montrose, AL 36559

**Re: Case #SUB2011-00037**  
**North American Gulf Terminals Subdivision**  
7323, 7359, 7361 and 7383 Dauphin Island Parkway  
(East side of Dauphin Island Parkway, 140'± South of Middle Road extending to the Northwest, Southwest and Southeast corners of Middle Road and Lake Road).  
**Number of Lots / Acres:** 9 Lots / 289± Acres  
**Engineer / Surveyor:** Goodwyn, Mills & Cawood, Inc.  
County

Dear Applicant(s):

At its meeting on May 5, 2011, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **verification that the service road right-of-way is private, or documentation of vacation thereof;**
- 2) **modification of the plat to indicate dedication for the constructed cul-de-sac near the terminus of Deer River Road East in compliance with Section V.B.14. of the Subdivision Regulations;**
- 3) **depiction of dedications required along Middle Road (50 feet from the centerline);**
- 4) **depiction of dedications required for compliance with Section V.B.16. of the Subdivision Regulations regarding Curb Radii at any public right-of-way intersection;**
- 5) **placement of a note on the Final Plat stating that Lot 1A-1 is limited to one curb-cut to Deer River Road East with the size, design, and exact location of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;**
- 6) **placement of a note on the Final Plat stating that Lot 1A-2 is limited to four curb-cuts to Deer River Road East, two curb-cuts to Deer River Road, and**

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- two curb-cuts to Dauphin Island Parkway, with the size, design, and exact location of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating that Lot 2 is limited to one curb-cut to Deer River Road East and one curb-cut to Dauphin Island Parkway, with the size, design, and exact location of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;
  - 8) placement of a note on the Final Plat stating that Lot 3 is limited to two curb-cuts to Dauphin Island Parkway, with the size, design, and exact location of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;
  - 9) placement of a note on the Final Plat stating that Lot 5 is limited to four curb-cuts to Middle Road and two curb-cuts to Lake Road South, with the size, design, and exact location of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;
  - 10) placement of a note on the Final Plat stating that Lot 6 is limited to two curb-cuts to Middle Road, with the size, design, and exact location of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;
  - 11) placement of a note on the Final Plat stating that Lot 7 is limited to three curb-cuts to Middle Road and one curb-cut to Lake Road South, with the size, design, and exact location of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;
  - 12) placement of a note on the Final Plat stating that Lot 8 will be limited to a total of four curb-cuts to Middle Road, one curb cut to the existing paved portion of Middle Road, the remaining three will be denied until such time as the remaining portion of Middle Road adjacent to Lot 8 is constructed to County Paved Road Standards, and two curb-cuts to Lake Road South, with the size, design, and exact location of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;
  - 13) revision of the lot sizes to reflect any required right-of-way dedications;
  - 14) depiction of the 25-foot minimum building line setback along all public rights-of-way.
  - 15) placement of a note on the Final Plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
  - 16) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies for floodplain and wetland issues is required prior to the issuance of any permits or land disturbance activities;
  - 17) 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

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- regulations regarding endangered, threatened or otherwise protected species; and,
- 18) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.**

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: North American Gulf Terminals, Inc. and Millard Refrigerated Services  
Goodwyn, Mills and Cawood, Inc.