

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 18, 2011

Mary Armstrong  
5681 Gibson Rd.  
Theodore, AL 36582

**Re: Case #SUB2010-00149 (Subdivision)**  
**Mary Armstrong Family Division Subdivision**  
5681 Gibson Road  
(Northeast corner of Gibson Road and Old Pascagoula Road).  
2 Lot / 19.0± Acre

Dear Applicant(s):

At its meeting on February 17, 2011, the Planning Commission considered the above referenced subdivision.

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

- 1) full compliance with Engineering Comments: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater 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 stormwater and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater;)***
- 2) placement of a note on the site plan 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;**
- 3) placement of labeling of the parcel area size, in square feet, or provision of a table on the site plan with the same information, with changes as necessary due to dedications;**

- 4) depiction of the 25-foot minimum building setback line along all right-of-way frontages;
- 5) placement of a note on the Final Plat limiting Lot 1 to one curb-cut each to Old Pascagoula Road and Lot 2 to one curb-cut on both Gibson Road and Old Pascagoula Road, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and,
- 6) placement of a legal description for Lot 1.

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: Polysurveying