

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 18, 2010

George V. Poiroux  
6405 Maurice Poiroux Road  
Mobile, AL 36582

**Re: Case #SUB2010-00060**  
**George V. Poiroux Family Division Subdivision**  
6405 Maurice Poiroux Road  
East side of Maurice Poiroux Road, 785'± South of Leytham Road  
2 Lots / 9.0± Acres

Dear Sir/Madam:

At its meeting on June 17, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Maurice Poiroux Road, with the size, location, and design of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;**
- 2) **placement of a note on the Final Plat stating that there shall be no further re-subdivision of Lot 2 until such time that McAllister Drive is extended into the site or additional frontage onto a paved public or private street is provided;**
- 3) **illustration of the 25' minimum building setback line for Lot 1, as measured from the West line of the buildable site;**
- 4) **illustration of the 25' minimum building setback line for Lot 2 as measured from the Maurice Poiroux Road right-of-way;**
- 5) **illustration of a 25' minimum building setback line at the West terminus of McAllister Drive;**
- 6) **labeling of the lots with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**

- 7) placement of a note on the Final Plat stating that the development will 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 stormwater detention and drainage facility requirements of the City of Mobile stormwater 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;
- 8) 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 prior to the issuance of permits for land disturbance or building activities; and,
- 9) 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: Polysurveying of Mobile