



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 21, 2016

Terry Mitchell Poiroux
8140 Old Pascagoula Road
Theodore, AL 36582

Re: 8309 Old Pascagoula Road and 8259 Kingsridge Road
(East side of Old Pascagoula Road, 320'± South of Kingsridge Road).
County
SUB2016-00126
Terry M. Poiroux Subdivision

Dear Applicant(s):

At its meeting on November 17, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.1. of the Subdivision Regulations, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) retention of the dedication to provide 50' from the centerline of Old Pascagoula Road on the Final Plat;
- 2) dedication to provide 30' from the centerline of Kingsridge Road;
- 3) retention of the 25' minimum building setback line along Old Pascagoula Road as measured from any required dedication;
- 4) retention of the 25' minimum building setback line for Lot 2 as measured from the North line of the lot below the "pole";
- 5) placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Old Pascagoula Road, and Lot 2 is limited to one curb cut to Kingsridge Road, with the size, location and design of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) revision of the plat to label the lots with their size in both square feet and acres after any required frontage dedication, or the furnishing of a table on the Final Plat providing the same information;

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- 7) placement of a note on the Final Plat stating that the site must 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 and Zoning Department and County Engineering.
- 8) placement of a note on the Final Plat stating that if the site is developed commercially and adjoins residentially developed property, a buffer must be provided, in compliance with Section V.A.8. of the Subdivision Regulations;
- 9) compliance with the Fire Department comments: *[Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).];* and
- 10) removal of the signature blocks for City Engineering and Traffic Engineering and placement of a signature block for County Engineering on the Final Plat.

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.

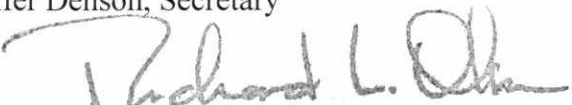
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Polysurveying & Engineering, Inc.