

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2012

Dennis E. Poiroux
6840 Red Oak Drive, Lot 1A
Theodore, AL 36582

Re: Case #SUB2012-00011
Minnie Lee Poiroux Family Division Subdivision
8335 Old Pascagoula Road
(South side of Old Pascagoula Road, 455'± West of Kings Ridge Road)
Number of Lots / Acres: 3 Lots / 7.9± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

Dear Applicant(s):

At its meeting on March 1, 2012, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and approved the above referenced subdivision, subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that no future subdivision of Lots 2 and 3 will be allowed until additional frontage on a paved public street is provided;**
- 2) **dedication of sufficient right-of-way to provide 50' from the centerline of Old Pascagoula Road;**
- 3) **illustration of the 25' minimum building setback line along Old Pascagoula Road as measured from any required dedication;**
- 4) **labeling of each lot with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **verification that Lot 1 meets the 20,000 square-foot requirement after any required dedication;**
- 6) **placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Old Pascagoula Road with the size, location, and design 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 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;
- 8) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8 of the Subdivision Regulations;
 - 9) placement of a note on the Final Plat stating the site must comply with the City of Mobile stormwater and flood control ordinances: *“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;”* and,
 - 10) compliance with the Fire-Rescue Department comments: *“All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.”*

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.

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, Inc.