



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2015

William Pope  
4425 Baird Coxwell Rd.  
Grand Bay, AL 36541

**Re: 4376 Baird Coxwell Road**  
(West side of Baird Coxwell Road, 1/4± mile South of McLeod Road).  
County  
**SUB2015-00038**  
**William Pope Family Division Subdivision**  
2 Lots / 2.4± Acres

Dear Applicant(s)/ Property Owner(s):

At its meeting on May 07, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Revision of the 25' minimum building setback line for Lot 2, to be depicted as a box where the "flag" meets the "pole" of the lot, and retained elsewhere;**
- 2) **Retention of the lot size in square feet and acres on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating: Both lots are limited to the existing curb-cuts to Baird Coxwell Road, with any changes to the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 4) **Placement of a note on the Final Plat stating: This site is located in the County, and therefore 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;**
- 5) **Compliance with Engineering Comments (*Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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.); and*

- 6) **Compliance with Fire-Rescue Department Fire 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

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](mailto:marine.karapetyan@cityofmobile.org).

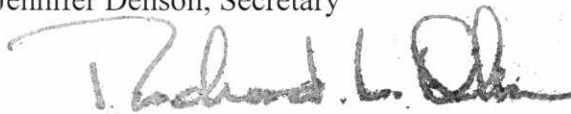
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Richard Olsen  
Deputy Director of Planning

cc: Polysurveying & Engineering