

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 20, 2007

David E. and Sandra Y. Poiroux
6355 Maurice Poiroux Road
Theodore, AL 36582

Re: Case #SUB2007-00220
David Poiroux Place Subdivision, Resubdivision of
6355 and 6375 Maurice Poiroux Road
(East side of Maurice Poiroux Road, 1 mile± North of Old Pascagoula Road).
2 Lots / 10.0± Acres

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

At its meeting on September 21, 2007, the Planning Commission waived Section V.D.3. of the Subdivision Regulations for Lot 2 and approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that the 10-foot strip shall not be used for access for any future subdivision or resubdivision of Lot 2;**
- 2) placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Maurice Poiroux Road and that Lot 2 is limited to two curb-cuts, with the size, location, and design to be approved by the Mobile County Engineering Department;**
- 3) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information;**
- 4) 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.7. of the Subdivision Regulations; and**
- 5) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities 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 facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering.**

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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 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 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: Byrd Surveying, Inc.