

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 17, 2011

Clarence W. Coleman, Jr.  
6169 Bayou Road  
Mobile, AL 36605

**Re: Case #SUB2011-00055**  
**Rock Point Division Hollingers Island Subdivision, Re-subdivision of Lot 12**  
6169 Bayou Road  
(North side of Bayou Road, 640' ± West of Rock Point Road).  
**Number of Lots / Acres:** 2 Lots / 2.9± Acres  
**Engineer / Surveyor:** Austin Engineering Co. Inc.  
County

Dear Applicant(s):

At its meeting on June 16, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **correction of the placement of the 25-foot setback on Lot B to exclude the “pole” as required by Section V.D.1. of the Subdivision Regulations;**
- 2) **depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;**
- 3) **correction of legal description to describe a closed polygon;**
- 4) **placement of a note stating that no future subdivision will be allowed for Lot B until additional frontage on a public street or compliant private street is provided;**
- 5) **the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 6) **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;**
- 7) **placement of a note on the Final Plat to 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***

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- 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.);*
- 8) approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities;**
  - 9) placement of a note on the Final Plat limiting both lots to one curb-cut each to Bayou Road, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
  - 10) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and,**
  - 11) full compliance with all other municipal codes and ordinances.**

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: Austin Engineering Company Inc.