

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 20, 2011

Mary L. Evans
9300 Old Pascagoula Road
Theodore, AL 36582

Re: Case #SUB2011-00044
Michael Evans Subdivision
9300 Old Pascagoula Road
(North side of Old Pascagoula Road, 610'± West of Deb Busby Road).
Number of Lots / Acres: 2 Lots / 6.0± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

Dear Applicant(s):

At its meeting on May 19, 2011, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) **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, design, and location to be approved by Mobile County Engineering;**
- 2) **dedication of 10-feet along Old Pascagoula Road;**
- 3) **correction of the legal descriptions for Lots 1 and 2 to reflect the dedication;**
- 4) **correction of lot sizes after dedication;**
- 5) **placement of the 25-foot minimum building setback line, and placement of the note on the Final Plat;**
- 6) **placement of a note on the Final Plat stating the subdivision “*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 storm water and flood control ordinances, and requiring 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.*”;**
- 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**

Michael Evans Subdivision

May 20, 2011

Page 2

- regulations regarding endangered, threatened, or otherwise protected species;
- 8) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for wetland and floodplain issues will be required prior to the issuance of any permits or land disturbance activities;**
 - 9) 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; and,**
 - 10) labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information, with changes as necessary due to dedications.**

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.