



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 5, 2018

GSE
4110 Moffett Road
Mobile, AL 36618

Re: 7901 & 7941 Old Pascagoula Road
(Southwest corner of Old Pascagoula Road and Creel Road).
County
SUB-000373-2017
SMHP Country Estates Subdivision
2 Lots / 17.0± Acres

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

At its meeting on February 1, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) dedication sufficient to provided 50' from the centerline of Old Pascagoula Road;**
- 2) dedication to provide a 25' corner radius at the intersection of Old Pascagoula Road and Creel Road;**
- 3) revision of the plat to illustrate a 25' minimum building setback line along all street frontages, as measured from any required right-of-way dedication;**
- 4) revision of the plat to label 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) placement of a note on the Final Plat stating that each lot is limited to two curb cuts, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 6) placement of a note on the Final Plat stating that no structures may be constructed or placed within any easements;**

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- 7) 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;
- 8) placement of a note on the Final Plat stating that the site must 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. Certification is to be submitted to the Planning and Zoning Department and County Engineering; and
- 9) compliance with the Fire-Rescue Department comments: *[Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)].*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

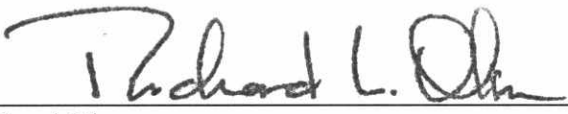
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director or Planning & Zoning

cc: Donald W. & Alma Faye Stamey