



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 10, 2014

Saad Development Corporation  
1601 Springhill Business Park, Suite 200  
Mobile, AL 36608

**Re: SUB2014-00097**  
**Johnson Development Subdivision, Phase I**

6450 Trippell Road

North side of Interstate 10, 700'± West of Theodore Dawes Road, extending to  
the South terminus of Trippell Road, and the East terminus of Firetower Road

South

4 Lots / 158.3± Acres

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

At its meeting on September 4, 2014, the Planning Commission considered the above referenced subdivision application.

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

- 1) **seven copies of the Final Plat for the Johnson Development Phase One Subdivision must be submitted to the Planning Section of the Urban Development Department prior to the signing of the current 4-lot subdivision;**
- 2) **revision of the Final Plat to depict of the construction of a 60' right-of-way in lieu of the utility, egress and ingress easement connecting Trippel Road and Spanish Court Trail;**
- 3) **renaming of the current 4-lot subdivision;**
- 4) **labeling of the right-of-way width of Interstate Highway 10;**
- 5) **depiction of the 25' minimum building setback line along the Trippel Road;**
- 6) **depiction of the 25' minimum building setback line along Spanish Trail Court;**
- 7) **depiction of the 25' minimum building setback line at the East terminus of Firetower Road South;**
- 8) **revision of the 25' minimum building setback line at the easement line along Trippel Road on Lot 4;**

- 9) revision of the 25' minimum building setback line at the easement line connecting Trippel Road to Spanish Trail Court;
- 10) revision of the 25' minimum building setback line to be adjusted on Lot 4 along I-10 to be moved behind the 70' easement or in line with the existing easement;
- 11) retention of the right-of-way width of Trippel Road and Spanish Trail Court;
- 12) placement of a note on the Final Plat stating that Lot 1 should be limited to three curb-cuts to Trippel Road, Lot 2 should be limited to three curb-cuts to Trippel Road, and Lot 4 should be limited three curb-cuts to Trippel Road, with the size, location, and design of all curb-cuts to be approved by the Mobile County Engineering Department and conform to AASHTO standards. Lots 3 and 4 should be limited to one curb-cut to Spanish Trail Court with the size, location, and design to be approved by the Mobile County Engineering Department and conform to AASHTO;
- 13) placement of a note on the Final Plat stating that Lot 2 is denied access to Firetower Road South;
- 14) placement of a note on the Final Plat stating that Lot 4 is denied access to Interstate 10;
- 15) retention of the lot sizes in square feet and acres, or provision of a table on the plat depicting the same information;
- 16) 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;
- 17) placement of a note on the Final Plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners.
- 18) placement of a note on the plat stating that all roads must be constructed to Mobile County Engineering standards and dedicated to Mobile County prior to the signing of the Final Plat;
- 19) the placement of a note on the Final Plat stating temporary turnarounds shall be provided where streets end until future development of the streets and that they will meet applicable fire codes and Mobile County Engineering requirements;
- 20) placement of a note on the Final Plat stating no structures shall be constructed or placed in any drainage, utility or access easements;
- 21) relabeling of the private road easement to a private access and utility easement or compliance with Section VIII.E.2 of the Subdivision Regulations regarding private roads;
- 22) 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
- 23) 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

**Johnson Development Subdivision, Phase I**  
**September 4, 2014**

**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.**

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: Mobile Industrial Properties, LLC  
Anchor Engineering  
Polysurveying