



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2015

Gloria Greene
2160 Ellen Drive
Semmes, AL 36575

Re: West side of Johnson Road West, 4/5± mile North of Jeff Hamilton Road
County
SUB2015-00039
Shofner Subdivision
2 Lots / 3.5± Acres

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

At its meeting on May 07, 2015, 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) **Retention of the 60' right-of-way on the Final Plat ;**
- 2) **Retention of the 25-foot minimum building setback line on the Final Plat;**
- 3) **Revision of the Final Plat to illustrate an utility easement, if applicable;**
- 4) **Placement of a note on the Final Plat stating that Lots 1 and 2 are limited to 1 curb-cut each to Johnson Road West, with the size, design and location of the new curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) **Retention of the lot size information in square feet and acres on the Final Plat;**
- 6) **Placement of a note on the Final Plat stating: *This site is located in the County, and therefore 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) **Compliance with Fire Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be***

provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.); and

- 8) **Compliance with Engineering Comments and placement as a note on the Final Plat stating:** *Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to 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.*

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.

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: Polysurveying & Engineering