

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 21, 2007

Mr. David Berry
961 E. Main Street
Spartanburg, SC 29304

**Re: Case #SUB2007-00234
Johnson Development – Spec. 1 Subdivision**

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.

2 Lots / 158.3± Acres

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

At its meeting on September 20, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25' minimum building setback line along the West and South right-of-way lines of Trippell Road;**
- 2) depiction of the 25' minimum building setback line along the Spanish Trail Court frontage;**
- 3) depiction of the 25' minimum building setback line at the East terminus of Firetower Road South;**
- 4) depiction of the 25' minimum building setback line along Interstate 10;**
- 5) placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Trippell Road, and Lot 2 is limited to one curb cut to Spanish Trail Court, with the size, location, and design of all curb cuts to be approved by the Mobile County Engineering Department and conform to AASHTO standards;**
- 6) placement of a note on the final plat stating that Lot 2 is denied access to Firetower Road South;**
- 7) placement of a note on the final plat stating that both lots are denied access to Interstate 10;**
- 8) depiction on the final plat of the lot sizes in acreage, or provision of a table on the plat depicting the same information;**
- 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.7. of the Subdivision Regulations; and**

- 10) 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 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 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 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: Gulf States Engineering
Mobile Industrial Properties, LLC