



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 27, 2017

Johnson Development Associates
100 Dunbar Street, Suite 400
Spartanburg, SC 29306

Re: **North side of Interstate 10, 4/10 mile ± West of Theodore Dawes Road, extending to the South terminus of Trippell Road, and the East terminus of Firetower Road South**
County
SUB2017-00025 (Subdivision)
Johnson Development Phase One Subdivision, Revised Resubidvision of

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

At its meeting on March 23, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Sections V.B.6 and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved request, subject to the following conditions:

- 1) placement of a note on the Final Plat stating Lot 4-A is limited to one curb cut to Spanish Trail Court and Trippel Road, and Lot 4-B is limited to four curb cuts to Trippel Road, with any changes to their sizes, locations, or designs to be approved by County Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating Lot 4-A is denied access to Firetower Road South;
- 3) placement of a note on the Final Plat stating Lots 4-A and 4-B are denied access to U.S. Interstate 10;
- 4) retention of the lot sizes in square feet and acres, or provision of a table on the Final Plat providing the same information;
- 5) revision of the plat to illustrate the 25' minimum building setback line along all street frontages;
- 6) placement of a note on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners;

**Johnson Development Phase One Subdivision, Revised Resubdivision of
March 27, 2017**

- 7) placement of a note on the Final Plat stating that construction to extend Spanish Court Trail or Trippel Road must be coordinated with County Engineering;
- 8) placement of a note on the Final Plat stating no structures may be built in any easement;
- 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;
- 10) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *(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.); and,*
- 11) compliance with Fire 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 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
Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning & Zoning

cc: Mobile Industrial Properties, LLC
Anchor Engineering
Polysurveying & Engineering



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 27, 2017

Johnson Development Associates
100 Dunbar Street, Suite 400
Spartanburg, SC 29306

Re: North side of Interstate 10, 4/10 mile \pm West of Theodore Dawes Road, extending to the South terminus of Trippell Road, and the East terminus of Firetower Road South
County
ZON2017-00431 (Vacation Request)
Johnson Development Associates

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

At its meeting on March 27, 2017, the Planning Commission considered your request to vacate a private road easement and a drainage easement in the Planning Jurisdiction.

After discussion, the Planning Commission recommended approval to vacate a private road easement and a drainage easement within the Planning Jurisdiction to the Mobile County Commission, subject to the following condition:

- 1) submission of seven (7) copies of the Revised Resubdivision of Johnson Development Phase One Subdivision plat as recorded in Mobile County Probate Court.**

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