

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

Roy F. Johnson
3360 Shannon Lane
Semmes, Alabama 36575

Re: Case #SUB2009-00032
Shannon Estates Subdivision
3360 Shannon Lane
(East side of Shannon Lane, 2/10 mile± South of its North terminus).
2 Lots / 2.2± Acres

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

At its meeting on April 2, 2009, the Planning Commission waived the private street improvement and paving requirements of Section VIII. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering, and to comply with AASHTO standards;**
- 2) **placement of a note on the final plat stating that the lots appear to be in the path of a proposed major street, and thus may be impacted by the major street in the future;**
- 3) **labeling and depiction on the final plat of the 25-foot minimum building setback line and lot size information in square feet, as shown on the preliminary plat;**
- 4) **placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations;**
- 5) **placement of a note on the final plat stating that the development will 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 permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and**
- 6) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

Shannon Estates Subdivision

April 3, 2009

Page 2

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 (DXF or DWG – AutoCAD 2007 compatible) 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: Johnny E. Holley