



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 21, 2018

Sawgrass Consulting, LLC  
11143 Old Highway 31  
Spanish Fort, AL 36527

**Re: Adjacent to the East side of Hunters Ridge West Subdivision, Unit 1, and the North side of Hunters Ridge Subdivision, 4<sup>th</sup> Unit, extending to the West side of proposed Redlands Subdivision, Phase 1**  
County  
**SUB-000453-2018**  
**Redlands Subdivision, Phase 2**

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

At its meeting on May 17, 2018, the Planning Commission considered the above referenced subdivision application.

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

- 1) revision of the Redlands Subdivision Master Plan to accurately reflect each phase of development, in terms of number of lots per phase, and layout;**
- 2) revision of the plat to depict the lot sizes in square feet and acres or a chart illustrating that information will be required;**
- 3) revision of the plat to depict right-of-way width along Repoll Road;**
- 4) retention of the 25-foot minimum building setback line from all street right-of-ways;**
- 5) depiction and labeling of any easements;**
- 6) placement of a note on the final plat stating that maintenance of the common areas are the responsibility of the subdivision's property owners, and not Mobile County;**
- 7) placement of a note on the final plat stating 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;**
- 8) placement of a note on the plat stating all temporary turn-arounds shall be maintained until such time as the abutting phases are developed;**

May 29, 2018

- 9) placement of a note on the final plat stating each lot and the two common areas should be limited to one curb-cut each to the internal roads to the development, and denied direct access to Repoll Road. The size, design and location of all curb-cuts should be approved by County Engineering and comply with AASHTO standards. All roads proposed within the subdivision must be built to County Engineering standards and accepted by the County, prior to the signing of the plat for each phase for recording;
- 10) Compliance with Engineering comments, and placement as a note on the plat (*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.*);
- 11) Compliance with Fire comments, and placement as a note on the plat (*Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*); and
- 12) Completion of the subdivision process for the Alabama Pecan Subdivision, Phase 1, prior to bringing in any subsequent subdivision requests for completion.

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@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: 

Margaret Pappas  
Deputy Director of Planning & Zoning

cc: D. R. Horton