



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 13, 2018

Smith, Clark & Associates, LLC
P. O. Box 7082
Spanish Fort, AL 36577

Re: 236 Ridgelawn Drive East
(East side of Ridgelawn Drive East, 190'± South of Woodhill Circle).
Council District 7
SUB-000501-2018
O'Brien Division Subdivision

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

At its meeting on June 7, 2018, 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 50' right-of-way width to Ridgelawn Drive East;
- 2) Retention of the 25' minimum building setback along Ridgelawn Drive East;
- 3) Removal of the 10' minimum sideyard and rear building setbacks from the plat;
- 4) Provision of lot size information in both square feet and acres;
- 5) Placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut, with any changes in the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) Compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. C. Revise Note #14 to show the correct address. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. This area has been designated by the City Engineer as an area prone to localized flooding. Any development must meet the requirement of providing detention for the postdeveloped 100 yr. storm event*

O'Brien Division Subdivision
June 13, 2018

with an allowable release rate equal or less than the predeveloped 2 yr. storm event. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #79) LOTS 1 and 2 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #88) the Lot(s) will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control, as follows: LOT 1 – NONE; LOT 2 – 9,500 sf; LOT 3 – 1,750 sf // Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);

- 7) *Compliance with Traffic Engineering comments (Lot is limited to its existing curb cut with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) *Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).); and*
- 9) *Compliance with Fire Department comments and placement of a note (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).*

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.

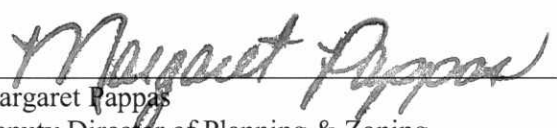
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Margaret Pappas

Deputy Director of Planning & Zoning

cc: Jerome L. O'Brien, Jr.