



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2016

Smith, Kolb & Associates
P. O. Box 7082
Spanish Fort, AL 36527

Re: 4111 Ridgelawn Drive
(Northeast corner of Ridgelawn Drive West and Old Shell Road, extending to Ridgelawn Drive).
Council District 7
SUB2016-00146
Sledge Subdivision

Dear Applicant(s):

At its meeting on December 15, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.9. of the Subdivision Regulations to allow for Zoning Ordinance compliant setbacks, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) **Retention of 60' right-of-way width along Old Shell Road, Ridgelawn Drive and Ridgelawn Drive West;**
- 2) **Retention of the 25' minimum building setback line along Ridgelawn Drive;**
- 3) **Retention of the 20' minimum building setback line along Ridgelawn Drive West;**
- 4) **Retention of the 20' minimum building setback line along Old Shell Road;**
- 5) **Provision of the lot size information in both square feet and in acres;**
- 6) **Placement of a note on the Final Plat stating that the proposed lot is limited to its existing curb cut, with any changes in the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.**
- 7) **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. Show and label all flood zones noted in NOTE #10.. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X*)**

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- (shaded) flood zone designation. D. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER". E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. 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 ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.)*
- 8) **Compliance with Traffic Engineering comments** (*Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards*).
 - 9) **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*
 - 10) **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 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.

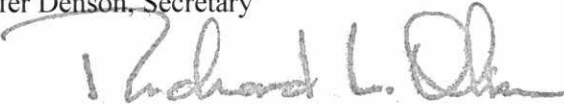
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Smith, Kolb & Associates