



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 5, 2017

Omar, Inc.
P. O. Box 69
Wilmer, AL 36587

Re: **10085, 10086, 10095, 10098 and 10105 Sable Ridge Drive**
(North and South sides of Sable Ridge Drive, 145'± East of Summer Glen Drive,
extending to the South side of Repoll Road).
County
SUB-000098-2017
Summerglen Subdivision, Revised Subdivision of Lots 4, 5 & 8-10

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

At its meeting on June 1, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) Retention of 50' right-of-way-width to Sable Ridge Drive;**
- 2) Retention of 70' right-of-way width along Repoll Road;**
- 3) Retention of the lot size information in both square and in acres on the Final Plat;**
- 4) Retention of 25' minimum building setback line along the Sable Ridge Drive and Repoll Road;**
- 5) Placement of a note on the Final Plat stating that Lot 1, 2 and 3 are limited to one curb cut each to Sable Ridge Drive, with changes in the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 6) 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;**
- 7) Compliance with Engineering Comments and placement as a note on the Final Plat: *(Must comply with the Mobile County Flood Damage Prevention***

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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

- 8) **Compliance with Fire Comment:** *(Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*

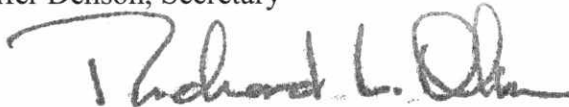
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (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: Polysurveying and Engineering