



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 21, 2014

Ronald & Vanessa Taylor
11635 Taylors Drive
Semmes, AL 36675

Re: Case #SUB2014-00072
Bentley Ridge Subdivision
11635 Taylors Drive
(Southeast corner of Ellen Drive and Taylors Drive).
2 Lots / 3.4± Acres

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

At its meeting on July 17, 2014, 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) dedication to provide 30' from the centerline of Ellen Drive;
- 2) placement of a note on the Final Plat stating that each lot is limited to the existing curb cut to Ellen Drive, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;
- 3) placement of a note on the Final Plat stating that Lot 1A is limited to one curb cut to Taylor's Drive, in compliance with County Engineering requirements;
- 4) revision of the plat to indicate a 25' minimum building setback line along Ellen Drive for both lots, as measured from any required dedication;
- 5) revision of the plat to indicate a 25' minimum building setback line along Taylor's Drive for Lot 1A;
- 6) revision of the plat to label the lots with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 7) provision of a minimum detention capacity volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate, and the placement of a note on the final plat stating that the development has been designed to comply with all other 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, as well as the detention and release rate requirements of Mobile County for projects located within the Converse watershed, prior to the obtaining of permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;

- 8) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 9) 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; and
- 10) compliance with the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.)*

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 travisz@cityofmobile.org.

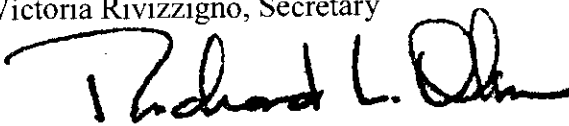
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Robert Moseley – Land Surveyor