



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 6, 2014

Rick and Karen Twilley
P. O. Box 850669
Mobile, AL 36685

Re: Case #SUB2013-00121 (Subdivision)
Alba Place Subdivision
2529 River Forest Road
(South side of River Forest Road, 450'± West of Alba Club Road).
Number of Lots / Acres: 2 Lots / 1.1± Acre
Engineer / Surveyor: Richard L. Patrick, PLS

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

At its meeting on January 2, 2014, the Planning Commission considered the above referenced subdivision.

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

- 1) **Revision of the Final Plat to depict a total of 2 lots, to match the revised site plan submitted on December 18, 2013;**
- 2) **Revision of the Final Plat to illustrate the revised lot sizes in square feet and acres for both lots;**
- 3) **Dedication of 7.5' along River Forest Road, as proposed;**
- 4) **Placement of a note on the Final Plat stating: (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);**
- 5) **Compliance with Engineering comments: (The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). b. Add a note to the SUBDIVISION PLAT showing the exact amount of historical credit (based on the 1984 Aerial Photo – Flight 23, Panel 84) that each LOT will receive towards storm water detention requirement per the Storm Water Management and Flood**

Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. c. Add a note to the SUBDIVISION PLAT showing the exact amount of impervious area that each LOT may propose before a full set of site construction plans are required to be submitted with the Land Disturbance Permit. The total combined amount of impervious area for LOT 1 & 2 is 4,000sf. d. 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) would be required prior to the issuance of a permit for any land disturbance activity. e. Dedication of 7.5 feet of property to Public ROW along River Forest Rd. f. Add a note stating that the existing fence along River Forest Rd may remain until widening improvements are made to the road. g. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. h. Add a signature block for the City Engineer, County Engineer, Planning Commission and Traffic Engineer. i. Provide the Surveyor's, Owner's, and Notary Public's Certificate and Signature. j. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. k. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);

- 6) Compliance with Fire 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.);
- 7) Compliance with Traffic Engineering comments: (Traffic Engineering is ok with the roadway remaining as is, with either the dedication (preferred) of the additional 7.5' or reserved for future dedication. Placement of a note on the Final Plat stating that each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.);
- 8) Compliance with 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 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 44" Live Oak Tree located on the North side of Lot 1 and the 50" Live Oak Tree located between Lot 1 and Lot 2. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);
- 9) Submission of a revised site plan prior to the signing of the Final Plat; and
- 10) Completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction.

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.

Alba Place Subdivision

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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: Richard L. Patrick, PLS



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 6, 2014

Rick and Karen Twilley
P. O. Box 850669
Mobile, AL 36685

Re: Case #ZON2013-02603 (Planned Unit Development)
Alba Place Subdivision
2529 River Forest Road
(South side of River Forest Road, 450'± West of Alba Club Road).
Planned Unit Development Approval to allow reduced front-yard setbacks

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

At its meeting on January 2, 2014, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **Dedication of 7.5' along River Forest Road, as proposed;**
- 2) **Removal of the existing gate and fence along River Forest Road or relocation to the newly proposed property line after dedication is accounted for;**
- 3) **Revision of the site plan to depict the lot size in square feet and acres;**
- 4) **Revision of the site plan to depict the maximum site coverage (35%) allowed for both lots;**
- 5) **Retention of all proposed setbacks on the site plan;**
- 6) **Placement of a note on the site plan stating that each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.;**
- 7) **Placement of a note on the site plan stating: (Development of the site must comply with local, state and federal regulations regarding flood zones and wetlands.);**
- 8) **Placement of a note on the site plan stating: (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);**
- 9) **Compliance with Engineering comments: (1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City**

Alba Place Subdivision PUD
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Code, Chapter 57, Article VIII). 2. A complete set of construction plans for any proposed site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.);

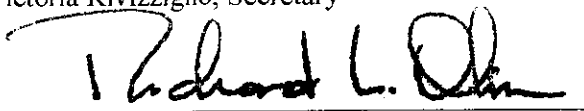
- 10) Compliance with Fire comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);
- 11) Compliance with Traffic Engineering comments: (Traffic Engineering is ok with the roadway remaining as is, with either the dedication (preferred) of the additional 7.5' or reserved for future dedication. Placement of a note on the Final Plat stating that each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards);
- 12) Compliance with 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 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 44" Live Oak Tree located on the North side of Lot 1 and the 50" Live Oak Tree located between Lot 1 and Lot 2. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);
- 13) Submission of a revised site plan prior to the signing of the Final Plat;
- 14) Completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction; and
- 15) Compliance with all other municipal codes and ordinances.

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: Richard L. Patrick, PLS