



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 10, 2014

Don Williams
P. O. Box 16305
Mobile, AL 36616

Re: **SUB2014-00093 (Subdivision)**
Eastridge Place Subdivision, Resubdivision of Lots 8-12, Plus Walston
Property
301 East Drive
(South terminus of Eastridge Place).
5 Lots / 1.5± Acre

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

At its meeting on September 4, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of all building setback lines, as proposed, for Lots A-D;
- 2) revision of the minimum building setback line for Lot E so as to be measured where the lot is at least 60' wide, and retention of all other setbacks for that lot;
- 3) placement of a note on the Final Plat stating that Lots A-D are limited to 45% maximum site coverage;
- 4) placement of a note on the Final Plat stating that Lot E is limited to 35% maximum site coverage;
- 5) placement of a note on the Final Plat stating that all lots are limited to one curb cut to Eastridge Place, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating that Lot A is denied access to the remaining portion of the 20' easement for ingress and egress to the West;
- 7) revision of the plat to label all lots with their sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;

- 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) compliance with the Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: 1) 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. 2) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. 3) 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. 4) Revision of 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. 5) Provide a written legal description for the proposed subdivision and matching bearing and distance labels. 6) Show and label each and every Right-Of-Way and easement. 7) Provide and label the monument set or found at each subdivision corner. 8) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. 9) Provide the Surveyor's Certificate and Signature. 10) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 11) 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. 12) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.)*
- 10) compliance with the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Given the limited lot frontage for Proposed Lot D, the encroachment of the driveway from Lot E, and the power transformer, it may be in the owner's best interest to coordinate the location of the driveway for Lot D and include its location on the PUD.);*
- 11) compliance with the 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 61-929 and City Code Chapters 57 and 64).];*
- 12) 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.); and*

Eastridge Place Subdivision, Resubdivision of Lots 8-12, Plus Walston

Property

September 4, 2014

- 13) furnishing and approval of two (2) copies of a revised PUD site plan incorporating all conditions of approval of the PUD to Planning prior to the signing of the Final Plat.**

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.

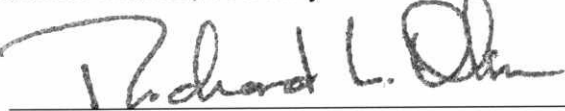
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Sawyer Furniture
Deanna Walston



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 10, 2014

Sawyer Furniture
P. O. Box 160565
Mobile, AL 36616

Re: ZON2014-01684 (Planned Unit Development)
Eastridge Place Subdivision, Resubdivision of Lots 8-12
301 East Drive
(South terminus of Eastridge Place).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to adjust boundary lines for five existing lots, increase site coverage, and adjust front and side yard setbacks.

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

At its meeting on September 4, 2014, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to adjust boundary lines for five existing lots, increase site coverage, and adjust front and side yard setbacks.

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

- 1) retention of all building setback lines, as proposed, for Lots A-D;
- 2) revision of the minimum building setback line for Lot E so as to be measured where the lot is at least 60' wide, and retention of all other setbacks for that lot;
- 3) placement of a note on the site plan stating that Lots A-D are limited to 45% maximum site coverage;
- 4) placement of a note on the site plan stating that all lots are limited to one curb cut to Eastridge Place, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the site plan stating that Lot A is denied access to the remaining portion of the 20' easement for ingress and egress to the West;
- 6) revision of the site plan to label all lots with their sizes in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 7) placement of a note on the site plan 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;

Eastridge Place PUD
September 4, 2014

- 8) compliance with the Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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 Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans 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 land disturbing activity within the property will need to be submitted for review and 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.);*
- 9) compliance with the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. . Given the limited lot frontage for Proposed Lot D, the encroachment of the driveway from Lot E, and the power transformer, it may be in the owner's best interest to coordinate the location of the driveway for Lot D and include its location on the PUD.);*
- 10) compliance with the 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 61-929 and City Code Chapters 57 and 64).];*
- 11) 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.);*
- 12) full compliance with all municipal codes and ordinances; and
- 13) furnishing and approval of two (2) copies of a revised PUD site plan incorporating all conditions of approval of the PUD to Planning prior to the signing of the Final Plat.

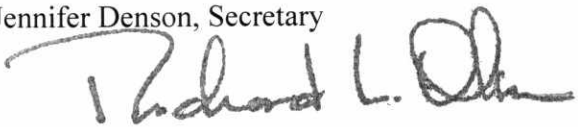
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Deanna Walston
Don Williams Development