



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 13, 2019

Dawkins William Bradford Jr
3817 Ryan Ct
Theodore, AL 36582

Re: 4145 Audubon Drive East
(West terminus of Audubon Drive East).
Council District 4
SUB-001010-2019
Audubon Drive Subdivision, Dawkins Addition to

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

At its meeting on September 5, 2019, the Planning Commission considered the above referenced subdivision.

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

- 1) retention of the 25' minimum building setback line along Audubon Drive East on the Final Plat;
- 2) retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 3) compliance with the Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): ACCORDING TO THE PRELIMINARY 2019 FEMA MAP THIS PARCEL IS PROPOSED TO BE LOCATED WITHIN IS AN AE (el 11) FLOOD ZONE WHEN THE MAPS ARE ADOPTED AND BECOME EFFECTIVE. ANY CHANGE TO A FLOOD ZONE MAY NECESSITATE ADDITIONAL CITY OF MOBILE CODE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE ENFORCEMENT OF THE BASE FLOOD ELEVATION. THE 2019 FEMA PRELIMINARY MAPS CURRENTLY INDICATE A BASE FLOOD ELEVATION OF 11 FOR THIS PARCEL. 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. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. C. Show and label all flood zones. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Revise the signature block from "MOBILE CITY PLANNING" to "MOBILE CITY PLANNING COMMISSION". F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. H. 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. I. 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. J. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.];*
- 4) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Lot is limited to one curb cut to Audubon Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
 - 5) 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];* and
 - 6) compliance with the Fire Department comments: *[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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

**Audubon Drive Subdivision, Dawkins Addition To
September 13, 2019**

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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:



Margaret R. Pas
Deputy Director of Planning and Zoning

cc: Polysurveying and Engineering