



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 23, 2016

Vera Lanier
5113 S. Yorkwood Rd.
Mobile, AL 36693

Re: 5109 Halls Mill Road
(East side of Halls Mill Road, 775' ± South of Demetropolis Road)
Council District 4
SUB2016-00079
Halls Mill South Industrial Park Subdivision, Resubdivision of Lots 3 & 4
1 Lot / 1.1± Acre

Dear Applicant(s):

At its meeting on August 18, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of the 25' minimum building setback line along Halls Mill Road;
- 2) Retention of the lot size information on the Final Plat to be depicted in square feet and in acres;
- 3) Placement of a note on the Final Plat stating that the proposed lot is limited to its existing curb cut, with any changes in the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.
- 4) Compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer): 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. Show and label all flood zones. The X (shaded) flood zone should also be shown and labeled since the City regulates it like the AE zone. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide and label the monument set or found at each subdivision corner to match the legend and note 6. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F.*

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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. G. Provide a copy of the original Final Plat, and the original when submitting for City Engineer signature.);

- 5) *Compliance with Traffic Engineering comments (Site is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) *Compliance with 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).); and*
- 7) *Compliance with Fire Department comments and placement of a note (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 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

cc: Austin Engineering, Co., Inc.