



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 16, 2017

Pan American Engineers, LLC
1717 Jackson Street
Alexandria, LA 71301

Re: **5383 U.S. Highway 90 West**
(East side of U.S. Highway 90 West extending to the West side of Halls Mill Road).
Council District 4
SUB-000119-2017
Tillman's Corner South Subdivision

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

At its meeting on June 15, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the note depicting dedication to provide 35' from the centerline of Halls Mill Road;
- 2) retention of the lot size in square feet and acres;
- 3) retention of the 25' minimum building setback line along U.S Highway 90;
- 4) retention of the 25' minimum building setback line along Halls Mill Road, with the exception that it follow the line of the canopy encroachment;
- 5) placement of a note on the site plan stating that the lot is limited to one curb cut to U.S. Highway 90 West and two curb cuts to Halls Mill Road, with size, location and design to be approved by ALDOT where necessary as well as Traffic Engineering and conform to AASHTO standards;
- 6) full compliance with the Traffic Engineering comments: (U.S. Highway 90 is an ALDOT maintained roadway. Site is limited to one curb cut to Highway 90 (shared with property to the south) and no more than two curb cuts to Halls Mill Road with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO

- standards. 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.);
- 7) full compliance with Engineering comments: "FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Remove the City of Mobile Traffic Engineering Dept. Note from the plat. This note has never been required, the Traffic Engineering Department is not referenced in the State Code Section 11-52-30(b). This is a reference to county jurisdiction within the state. B. 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. C. Correct the year listed in the various signature blocks to 2017. D. Revise the plat to label the proposed LOT with a designator (i.e. LOT 1, LOT A). E. Remove one of the duplicate planning commission approval statements. 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. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department";
 - 8) compliance with 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);
 - 9) 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
 - 10) completion of the Subdivision process prior to issuance of building permits.

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

Tillman's Corner South Subdivision

June 16, 2017

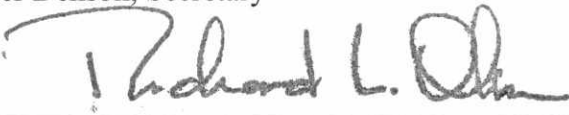
(including map book and page number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department 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 & Zoning

cc: LADAS Land & Development
Bechtler Greenfield Surveying, LLC