



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 17, 2022

Brett Orrell  
Polysurveying  
5588 Jackson Road  
Mobile, Alabama 36619

**Re: 3998 Byronell Drive North**  
(Northwest corner of Byronell Drive North and Byronell Drive West).  
Council District 4  
**SUB-002054-2022**  
**Liollio-Garrett Subdivision**  
**Number of Lots / Acres:** 2 Lots / 4.4± Acres  
**Engineer / Surveyor:** Polysurveying Engineering-Land Surveying

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

At its meeting on June 16, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission waived Sections V.B.14, V.D.1., and V.D.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) Retention of the lot sizes in square feet and acres on the Final Plat, adjusted for any required dedication, or provision of a table on the Final Plat with the same information;
- 2) Retention of the 25-foot minimum building setback line where each lot is at least 60 feet in width;
- 3) Placement of a note on the revised plat stating no structure shall be constructed in any easement without permission of the easement holder;
- 4) 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) 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 written description for the subdivision boundary. C) Provide the existing curve data for the Byronell Dr. ROW and label the monument set or found at PC/PT of the radius along the south side of LOT 2 at Byronell Dr. D) Is the "EASEMENT FOR*

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*INGRESS & EGRESS” on the adjacent lot south of and adjacent to LOT 2 existing? If so, then provide the recording data. If not, provide a proper tie in to the ROW curve on Byronell Dr. and list the proposed easement holder. E) The area along the west property line of LOT 1 is receiving drainage from a public street and will require a 10’ wide PUBLIC (Dedicated to the City of Mobile) drainage easement along LOT 1 property line between Oakbrake Ct and the existing drainage inlet approximately 190 feet southeast. F) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE and LOT 2 –14,000 sf. G) Add a note 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 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 that all existing and 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 that all easements shall remain in effect until vacated through the proper Vacation process. L) Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.);*

- 5) Placement of a note on the Final Plat stating Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);
- 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). Fire apparatus access is required to be within 150’ of all commercial and residential buildings. A fire hydrant is required to be within 400’ of non-sprinkled commercial buildings and 600’ of sprinkled commercial buildings.); and,
- 8) Full compliance with all other Codes and Ordinances.

**SUB-002054-2022 LIOLLIO-GARRETT SUBDIVISION**

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After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, five copies of the recorded plat (including instrument 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.

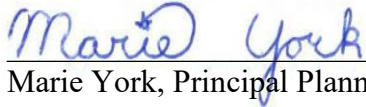
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org).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



Marie York, Principal Planner