THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 10, 2021

Trae Corte
P.O. Box 396
Montrose, AL 36559

Re: **Southwest corner of North Jackson Street and State Street**
Council District 2
SUB-001572-2021
Detonti Place Subdivision
Number of Lots / Acres: 7 Lots / 0.4± Acre
Engineer / Surveyor: D. Scott Carrier P.L.S.

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

At its meeting on May 6, 2021, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.2. and V.D.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1) **retention of the right-of-way widths of North Jackson Street and State Street on the Final Plat;**
2) **revision of the plat to depict or label a maximum building setback line of twelve feet along both street frontages;**
3) **retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
4) **placement of a note on the Final Plat stating that site coverage by all structures shall not exceed 75 percent of the net property area;**
5) **placement of a note on the Final Plat stating that driveway width is limited to ten feet within the front setback;**
6) **placement of a note on the Final Plat stating that the maintenance of the Common Area is the responsibility of the property owners;**
7) **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): 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. Check that the deed reference in the written description is the latest. Check Instrument #2004053516 for***

potential additional information. C. Provide and label the monument set or found at each subdivision corner. D. Show and label all flood zones. New maps went into effect on June 5, 2020. E. Update SURVEYOR'S NOTES #2 to reference the latest FEMA FIRM information (June 5, 2020). F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. BFE is 11.0 ft. G. Provide the Surveyor's and Owner's (notarized) signatures. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS 1-7 and the COMMON AREA 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 1-7and the COMMON AREA – NONE. I. 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. J. 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. K. 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. L. 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. M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. N. 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 prior to obtaining any signatures. No signatures are required on the drawing. O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

8) **placement of a note on the Final Plat stating the Traffic Engineering comments:** ***(Each lot is limited to no more than one curb cut per street frontage with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Other zoning restriction may exist that may further reduce the number of allowable curb cuts per lot.);***
9) **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 [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.); and***

10) **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). 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).***

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.

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 Pappas
Deputy Director of Planning and Zoning

Cc: Capital 8 Ventures, Inc.