



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

Valencia Investments
1381 West Fairway Drive
Gulf Shores, AL 36542

Re: **5460 Inn Road & 5296 Tillmans Corner Parkway**
(Southwest corner of Tillmans Corner Parkway and Inn Road).
Council District 4
SUB-000188-2017
Valencia Corner Subdivision

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

At its meeting on September 7, 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 right-of-way width along Tillmans Corner Parkway;
- 2) Revision of the right-of-way width along Inn Road to depict a width of 60';
- 3) Retention of the 25-foot minimum building setback line along both Inn Road and Tillmans Corner Parkway;
- 4) Revision of the lot size information to be depicted in both square feet and in acres;
- 5) Placement of a note on the Final Plat stating that the lot is limited to two curb cuts to Tillmans Corner Parkway and one curb-cut to Inn Road, subject to approval from ALDOT, with any changes to the size, location and design to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards.
- 6) 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. Provide recording data for Valencia Corner Subdivision. C. Label all lines (solid or dashed), or include them in a legend. D. Clarify the street names and show/label the aka street names. E. Review*

and revise the written legal description and/or written bearing and distances to match. F. Label the dedication at the northeast corner of the lot as "ROW Dedication" not "Radius Dedication". G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. I. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);

- 7) *Compliance with Traffic Engineering comments: (Site is limited to two curb cuts to Tillmans Corner Parkway with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Inn Road is an ALDOT maintained roadway and any driveways to Inn Road will need to be approved and permitted through ALDOT. On-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 8) *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*
- 9) *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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

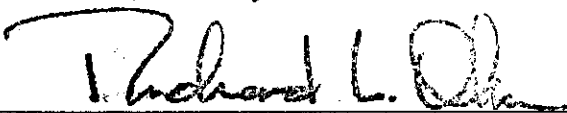
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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: Anil Badve, P. E