



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 23, 2020

Affordable Homes Gulf Coast  
732 Oak Circle Dr. W.  
Mobile, AL 36609

**Re: 2121 Garmons Lane**  
(East side of Garmons Lane, 405'± North of Ebenezer Drive).  
Council District 4  
**SUB-001210-2020**  
**Garmons Estates Subdivision**  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Speaks & Associates Consulting Engineers, Inc

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

At its meeting on March 19, 2020, the Planning Commission considered the above referenced subdivision.

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


- 1) revision of the plat to illustrate the 25' front minimum building setback line spanning the entire width of the lot;
- 2) retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 3) 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. Show and label the POB. C. Add RBF to the legend. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #86) LOT 1 will receive the following amount of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water*

- Management and Flood Control); LOT 1 – NONE. F. 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. G. 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. H. 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. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. K. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.];*
- 4) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Number, size, location and design of any new curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.);*
  - 5) 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];* and
  - 6) 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).].*

Sincerely,

MOBILE CITY PLANNING COMMISSION  
Ms. Jennifer Denson, Secretary

By:

  
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Speaks & Associates