



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 3, 2020

Jay Broughton, P.E.
8005 Morris Hill Road
Semmes, AL 36575

Re: 5488 Inn Road
(West side of Inn Road, 2/10 mile, South of Tillmans Corner Parkway).
Council District 4
SUB-001095-2019
Inn Road Mobile Subdivision
Number of Lots / Acres: 2 Lots / 3.3± Acres
Engineer / Surveyor: Denham Land Surveyors, LLC

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

At its meeting on April 2, 2020, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request subject to the following conditions:

- 1) **revision of the Final Plat to illustrate 30 feet of right-of-way or provision of adequate dedication to provide 30 feet of right-of-way from the center line of Inn Road;**
- 2) **revision of the Final Plat to illustrate a compliant 60-foot width for the “pole” of Lot 2 adjusting Lot 1 dimensions, if applicable;**
- 3) **revision of the Final Plat to illustrate the required 25-foot minimum setback along the access frontage;**
- 4) **retention of the lot size labels in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;**
- 5) **retention of the 25-foot minimum building setback along Inn Road on the Final Plat, adjusting for dedication as needed;**
- 6) **placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement;**

- 7) compliance with the 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 reference, on the map and the description, to a monumented corner. C. Provide a written description for the subdivision boundary. 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 20 - #88***) ***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***. If the applicant submits a copy of an approved Mobile County Site Plan for the improvements shown on the plat then historical credit may be approved by the City Engineer. ***LOT 2 –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 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. J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. 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***. L. 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***);

- 8) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Lot is limited to existing curb cut with any changes to size, location and design to be approved by COM Traffic Engineering and obtain permits/approvals from Alabama Department of Transportation and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance);*
- 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 (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*
- 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)).*

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 Land Use Administration 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 Land Use Administration 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

Ms. Jennifer Denson, Secretary

By:


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Paresh Patel, Shiv Sai of Tillman Corner, LLC