



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 12, 2018

Byrd Surveying, Inc.  
2609 Halls Mill Rd  
Mobile, AL 36606

**Re: 563 & 565 South Broad Street**  
(Northeast corner of South Broad Street and New Jersey Street).  
Council District 2  
**SUB-000742-2018**  
**Broad Street Restoration Subdivision**  
1 Lot / 1.9 ± Acre

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

At its meeting on December 6, 2018, the Planning Commission considered the above referenced subdivision.

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

- 1) retention of the current right-of-way widths of South Broad Street and New Jersey Street on the Final Plat;
- 2) dedication sufficient to provide up to a 25' corner radius at the intersection of South Broad Street and New Jersey Street, if determined necessary by the City Engineer;
- 3) revision of the plat to label the lot size in both square feet and acres after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the plat stating that there is a 0-foot minimum building setback along both street frontages;
- 5) placement of a note on the Final Plat stating that no structure may be constructed or placed within the drainage and utility easement;
- 6) 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 all flood zones. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to*

*the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOT A will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. (Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the FINAL PLAT for review.)*

*H. 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.*

*I. 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. J. 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. K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.];*

- 7) placement of a note on the Final Plat stating the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. If improvements are proposed at this location, driveways may be required to be brought up to City standards taking into account proposed plans for the Broad Street TIGER project.);*
- 8) 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*
- 9) 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).].*

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: Broad Street Restoration Society, Inc.