



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 9, 2019

Steward Surveying, Inc.
10930 B Dauphin Island Parkway
Theodore, AL 36582

Re: 104 North Warren Street
(East side of Warren Street, 110'+ South of St. Louis Street).
Council District 2
SUB-000969-2019
The Pharaoh's Subdivision

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

At its meeting on August 1, 2019, the Planning Commission considered the above referenced subdivision.

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

- 1) Retention of the 50' right-of-way width to North Warren Street;
- 2) Illustration of a 10' maximum building setback line along the street frontage, with a note stating that 0' minimum building setback is allowed;
- 3) Retention of lot size information in both square feet and acres;
- 4) Compliance with 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 POC and POB. C. Show and label the MFFE (Minimum Finished Floor Elevation). D. Show and label the contours as indicated in the note. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 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

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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 to the Engineering Dept. for review. No signatures are required on this drawing. K. 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.);

- 5) **Compliance with Traffic Engineering comments and placement of a note on the Final Plat: (Lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
- 6) **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**
- 7) **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.

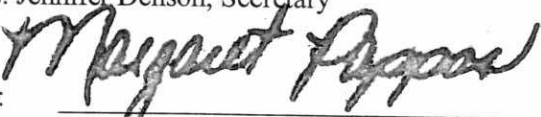
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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: The Pharaohs, Inc.