



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 25, 2018

City of Mobile  
Attn: John Olszewski  
PO Box 1827  
Mobile, AL 36633

**Re: 110 Beauregard Street**  
(Northeast corner of Beauregard Street and St. Joseph Street).  
Council District 2  
**SUB-000653-2018**  
**GM & O Subdivision**

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

At its meeting on September 20, 2018, the Planning Commission considered the above referenced subdivision application.

**After discussion, and with waivers of Section V.D.2 and V.D.3 of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:**

- 1) revision of the plat to depict the 25' minimum building setback lines along both Beauregard Street and Telegraph Road/ North Conception Street Road should be depicted on the Final Plat;**
- 2) revision of the plat to depict the right-of-way width along Beauregard Street;**
- 3) revision of the plat to change the labeling of the street from St. Joseph Street to Telegraph Road/ North Conception Street Road;**
- 4) revision of the plat to depict the right-of-way width along Telegraph Road/ North Conception Street Road;**
- 5) revision of the plat to depict the lot sizes in square feet and acres;**
- 6) placement of a note on the Final Plat stating Lots 2 and 3 should be limited to one curb-cut each to Beauregard Street, and Lot 1 should be limited to four curb-cuts to Telegraph Road/ North Conception Street Road, with the size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards;**

- 7) compliance with Engineering comments: *“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. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. C. Show and label all flood zones. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Show and label each and every Right-Of-Way and easement. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. Provide the Surveyor’s Certificate and Signature. I. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. J. 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. K. 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. L. 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. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. O. 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.”;*
- 8) compliance with Traffic Engineering comments: *“Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.”;*
- 9) 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*
- 10) compliance with Fire 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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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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](mailto: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: McCrory & Williams, Inc