

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 17, 2012

Elite Homebuilding, LLC  
2356 Chapel Hill Drive  
Mobile, AL 36695

**Re: Case #SUB2012-00002**  
**Faris Subdivision**  
1918 Old Government Street  
(North side of Old Government Street, 450'± West of Topic Street)  
**Number of Lots / Acres:** 1 Lot / 0.2± Acre  
**Engineer / Surveyor:** Wattier Surveying, Inc.  
Council District 2

Dear Applicant(s):

At its meeting on February 16, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **retention of the 25-foot minimum building setback line along all right-of-way frontages;**
- 2) **retention of the labeling of the lot with its size in square feet, or placement of a table on the plat with the same information;**
- 3) **compliance with Engineering comments: “Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. If the proposed improvements increase the total impervious area of the site to over 4,000 square feet the owner will be required to provide on-site detention which must comply with all stormwater and flood control ordinances of the City of Mobile. Any existing sidewalk panels or curb-cuts along the property frontage that are cracked or damaged are required to be replaced according to current standards and ordinances;”**
- 4) **compliance with Fire Department comments: “All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate;”**

- 5) placement of a note on the Final Plat limiting the development to one curb-cut to Old Government Street, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards; and,
- 6) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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 (DXF or DWG – AutoCAD 2007 compatible) 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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Wattier Surveying, Inc.