

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 20, 2012

Celia H. Wallace
3632 Dauphin Street, Suite 101-B
Mobile, AL 36608

Re: Case #SUB2011-00138
Government Street Subdivision
61 South Conception Street
(Northeast corner of South Conception Street and Government Street)
Number of Lots / Acres: 1 Lot / 0.3 Acre±
Engineer / Surveyor: Clark, Geer, Latham & Associates
Council District 2

Dear Applicant(s):

At its meeting on January 19, 2012, the Planning Commission waived Section V.D.9. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of lot area size in square feet, on the Final Plat;**
- 2) compliance with Section V.B.16. of the Subdivision Regulations regarding curb radii at the corner of Government Street and South Conception Street;**
- 3) placement of a note on the Final Plat stating that Lot 1 is denied access to Government Street and limited to two one-way curb-cuts to South Conception Street with the size, design, and exact location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) compliance with Engineering comments: “Any proposed development on this site must comply with all stormwater and flood control ordinances of The City of Mobile. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area, AE (el 12). You will need to show and label the all flood hazard area(s) and show a minimum FFE for all proposed structures on your plat. complete set of construction plans for any proposed site work (including any grading, drainage, paving, utility lines, or stormwater detention systems) will need to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work;” and,**

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- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species.**

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.

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: Clark, Geer, Latham & Associates