

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 20, 2009

Arthur C. Tonsmiere
6 S. Summit St.
Fairhope, AL 36532

Re: Case #SUB2009-00161
Water Street Area Urban Renewal Project R-34 Subdivision, Resubdivision
of Blocks 54D & 55D, Resubdivision of and Addition to Lot 1
2 South Water Street
(Southwest corner of South Water Street and Dauphin Street).
2 Lot / 0.4± Acre

Dear Applicant(s):

At its meeting on November 19, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the plat to label the right-of-way width of South Water Street, with dedication, if needed, to provide a minimum 82' as measured from the centerline of South Water Street;**
- 2) **placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Dauphin Street, while Lot 2 is limited to one curb cut to each street, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 3) **the applicant receive the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;**
- 4) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 5) **compliance with Engineering comments: *[Label plat (on each Lot) showing the required minimum finished floor elevation (MFFE). Since the site is located in the AE Flood Zone; add a note to the plat stating that there is to be no fill brought onto the property without the approval of the City Engineer. Flood-proofing may be required if the existing FFE is lower than the minimum required FFE. Must comply with all other storm water and flood control ordinances. Any work performed in the right of way will require a right of way***

**Water Street Area Urban Renewal Project R-34 Subdivision, Resubdivision of
Blocks 54D & 55D, Resubdivision of and Addition to Lot 1**

November 6, 2009

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permit. Any damaged sidewalk panels will be required to be replaced. Any new dumpster pads must have sanitary sewer connection].

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: Rester and Coleman Engineers, Inc.