

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2008

Kelvin L. Thompson
255 Adams Street
Mobile, AL 36603

Re: Case #SUB2008-00203
De Tonti Square Community Development Program Subdivision, Block 533,
Map Three, Resubdivision of Lot 12
255 and 257 Adams Street
(South side of Adams Street, 100'± West of North Joachim Street).
2 Lots / 0.2± Acre

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

At its meeting on October 2, 2008, the Planning Commission waived Section V.D.2. and approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that the front minimum building setback line is governed by the Historic District overlay;**
- 2) **placement of a note on the Final Plat stating that each lot is limited to one curb cut to Adams Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **labeling of each lot with its size in square feet, or the provision of a table on the plat furnishing the same information;**
- 4) **placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 5) **subject to the Engineering Comments: *(Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property).***

**De Tonti Square Community Development Program Subdivision, Block 533, Map
Three, Resubdivision of Lot 12
October 3, 2008
Page 2**

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 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

Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.