



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 20, 2015

Elizabeth L. Andrews on behalf of
U.S. General Administration
77 Forsyth Street
Atlanta, GA 30303

Re: 154,156, 158, 160 and 162 St Louis Street and 157 St Anthony Street
(Northwest corner of St. Louis Street and St Joseph Street, extending to the
Southwest corner of St Joseph Street and St. Anthony Street, extending to the
South East corner of St. Anthony Street and South Conception Street, extending
to the Northeast corner of St Louis Street and North Conception Street).
Council District 2
SUB2014-00156
US Courthouse Subdivision
1 Lot / 1.8± Acre

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

At its meeting January 15, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, 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) **development of the site must comply with all applicable federal regulations regarding development within National Register-listed historic districts;**
- 2) **compliance with Engineering comments, as applicable: *The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:***
 - 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. *Add a note to the Plat stating that the approval of all applicable federal agencies (including all storm water runoff, wetland and floodplain*

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- requirements) will be required prior to the issuance of a Land Disturbance permit.*
- c. 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.*
 - d. Provide a written legal description for the proposed subdivision and matching bearing and distance labels.*
 - e. Show and label all flood zones.*
 - f. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.*
 - g. Show and label each and every Right-Of-Way and easement.*
 - h. Provide and label the monument set or found at each subdivision corner.*
 - i. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.*
 - j. Provide the Surveyor's Certificate and Signature.*
 - k. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.*
 - l. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*
- 3) approval of all applicable federal agencies for development within the AE flood zone prior to the issuance of any permits or land disturbance activities; and
- 4) approval of all applicable federal agencies regarding 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 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 marine.karapetyan@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: _____



Richard Olsen
Deputy Director of Planning