

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 21, 2011

Katheryn Tanner
4130 Lewis Loop Road
Theodore, AL 36582

Re: Case #SUB2011-00102 (Subdivision)
Fowler-Newman Subdivision
1501 & 1503 Government Street
(Southwest corner of Government Street and Dexter Street, extending to the North side of Church street, 140'± West of Dexter)
Number of Lots / Acres: 2 Lots / 1.0 Acre±
Engineer / Surveyor: Rowe Surveying & Engineering Co. Inc.
Council District 2

Dear Applicant(s):

At its meeting on October 20, 2011, 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 Government Street and Church Street;**
- 2) **placement of the 25-foot minimum building line along Dexter Avenue;**
- 3) **retention of lot area sizes, in square feet, on the Final Plat;**
- 4) **compliance with Section V.B.16. of the Subdivision Regulations regarding curb radii at the corner of Government Street and Dexter Avenue;**
- 5) **placement of a note on the Final Plat stating that Lot 1 is limited to one curb-cut to Government Street and one curb-cut to Dexter Avenue, with the size, design, and exact location of all curb-cuts to be approved by Traffic Engineering (and ALDOT along Government Street) and conform to AASHTO standards;**
- 6) **placement of a note on the Final Plat stating that Lot 2 is limited to one curb-cut to Church Street, with the size, design, and exact location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards;**
- 7) **compliance with Engineering comments: *“At the intersection of Government St and Dexter Ave, need to provide dedication of a minimum radius of 25’, or as otherwise approved by the City Engineer. Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000***

Fowler-Newman Subdivision

October 21, 2011

Page 2

square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;"

- 8) **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; and,**
- 9) **placement of a note on the Final Plat stating that compliance with Section V.A.8. of the Subdivision Regulations regarding buffers between commercial and residential properties will be required.**

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: L.C. & Lynn Fowler
Rowe Surveying & Engineering Co., Inc.