

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 20, 2008

David & Frances Messner
4801 Belle Isle Lane
Mobile, AL 36619

Re: Case #SUB2008-00091
Belle Isle View Subdivision
4801 Belle Isle Lane
(Northeast corner of Belle Isle Lane and Higgins Road).
2 Lots / 0.7± Acre

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

At its meeting on June 19, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that Lot 1 is limited to the existing curb cut to Higgins Road, and Lot 2 is limited to one curb cut to Belle Isle Lane, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 2) **subject to City Engineering comments: (Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. 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).**

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.

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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: Rowe Surveying & Engineering Co., Inc.