

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 23, 2009

City of Mobile
c/o Larry Wettermark, City Attorney
Post Office Box 1827
Mobile, Alabama 36633-1827

Re: Case #SUB2008-00265
First Baptist Church of Theodore Subdivision, Resubdivision Parcel A
7125 Bellingrath Road
(Southeast corner of Bellingrath Road and Old Military Road).
2 Lots / 14.8± Acres

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

At its meeting on January 22, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that the proposed Lot 1 is limited to one curb cut to Old Military Road with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;**
- 2) **placement of a note on the final plat stating that the proposed Lot 2 limited to the existing curb cuts to Bellingrath Road and Old Military Road with any changes to the size, location, and/or design of any of the curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;**
- 3) **depiction of a 45-foot setback along Bellingrath Road;**
- 4) **depiction of a 35-foot setback along Old Military Road;**
- 5) **compliance with Section V.B.16 of Subdivision Regulations regarding curb radii and consultation with City traffic engineering about how much dedication will be needed;**
- 6) **depiction of the 25-foot minimum building setback line along all other street frontages except in areas where a 45-foot setback will be required;**
- 7) **provision of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations. A note regarding this requirement should also appear on the final plat;**

- 8) **compliance with engineering comments:** *Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added in excess of 4,000 square feet;*
- 9) **provision of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**
- 10) **retention of the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 11) **approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities; and**
- 12) **compliance with all municipal codes and ordinances.**

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

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Polysurveying Engineering – Land Surveying
First Baptist Church of Theodore