

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 3, 2008

John S. Harden  
3700 Higgins Road  
Mobile, AL 36619

**Re: Case #SUB2008-00201**  
**Belle Isle Subdivision, Unit Three, Resubdivision of Lots 2 & 7**

3700 Higgins Road

(North side of Higgins Road at the North terminus of Audubon Drive, extending to the South side of Belle Isle Lane East, 70'± West of its East terminus).

1 Lot / 1.1± Acres

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

At its meeting on October 2, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide a minimum 30' as measure from the centerline of Belle Isle Lane North;**
- 2) **revision of the plat to correctly label Belle Isle Lane North;**
- 3) **placement of a note on the final plat stating that the lot is denied direct access to Belle Isle Lane North and limited to the existing curb cut to Higgins Road;**
- 4) **labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;**
- 5) **depiction of the 25' minimum building setback line along Belle Isle Lane North;**
- 6) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 7) **the applicant receive the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities; and**

- 8) subject to City Engineering comments: *(Show Minimum FFE on plans and plat using 11.4 as the base flood elevation which is the high water elevation for the area measured following Hurricane Katrina. Need to scale the flood zones from the FEMA Map. 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 since 1984 in excess of 4,000 square feet).*

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](mailto: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: Polysurveying Engineering – Land Surveying