

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 8, 2007

North Royal Properties Inc.
107 St. Francis St., Suite 2405
Mobile, AL 36602

Re: Case #SUB2007-00128
Bellingrath Country Club Estates Subdivision, Willard Drive Addition Phase
Two

North side of Willard Drive North, 156'± East of Willard Drive West; and South side of Willard Drive North, 156'± East of Willard Drive West; and South side of Willard Drive North, 125'± East of Bracklyn Court.
4 Lots / 1.9± Acres

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

At its meeting on June 7, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to additionally show bearings and distance measurements to define the common areas;**
- 2) revision of the plat to label each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 3) placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and**
- 4) placement 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.**

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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 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: Rowe Surveying and Engineering Co., Inc.