

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 19, 2010

Habitat for Humanity
P.O. Box 16422
Mobile, AL 36616

Re: Case #SUB2010-00014
Belwood Subdivision, Resubdivision of Lots 12, 13 & 14 Block 1 Unit 9
6613 & 6629 Bellwood Drive East
(East side of Bellwood Drive East, 235'± South of Huntington Drive).
2 Lot / 0.8± Acre

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

At its meeting on February 18, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 30' from the centerline of Bellwood Drive East;**
- 2) revision of the lot size information to reflect dedication;**
- 3) placement of a note on the Final Plat denying the site access to Ridge Road;**
- 4) placement of a note on the Final Plat stating that each lot is limited to one curb-cut with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and in conformance with AASHTO standards;**
- 5) placement of a note on the final plat stating that the development will be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater 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;**
- 6) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and,**

- 7) 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.8. of the Subdivision Regulations.**

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: Polysurveying Engineering – Land Surveying