

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 7, 2007

Trinity Convenience LLC
1250 Hutson Drive
Mobile, AL 36609

Re: Case #SUB2007-00205
Tricon Subdivision
3464 Spring Hill Avenue
(North side of Spring Hill Avenue, 205'± West of Spring Hill Plaza Court).
1 Lot / 0.9± Acre

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

At its meeting on September 6, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the depiction on the final plat of the 25' front setback line along Spring Hill Avenue;**
- 2) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;**
- 3) placement of a note on the final plat stating that the site is limited to two curb cuts, with the size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards; and**
- 4) subject to the Engineering Comments (*It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.*)**

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.

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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: Byrd Surveying, Inc.
Michael W. Lafon