

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 19, 2008

SHBP Investments, L.L.C.
Attn: Greg Saad
3601 Spring Hill Business Park, Suite 201
Mobile, AL 36608

Re: Case #SUB2008-00257
Spring Hill Business Park Subdivision, Phase Two
West terminus of Springhill Business Park, extending to the South side of South Avenue, 245'± West of West I-65 Service Road North.
1 Lot / 3.8± Acres

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

At its meeting on December 18, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the plat to include construction and dedication of a compliant cul de sac where Spring Hill Park dead ends into proposed Lot 1;**
- 2) **revision of the plat to show a 25' minimum building setback line back from all new street frontages;**
- 3) **placement of a note on the final plat stating that Lot 1 is denied access to South Avenue; and**
- 4) **placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, if any, prior to the issuance of any permits or land disturbance activities.**

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.

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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: Rester and Coleman Engineers, Inc.