

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2007

M.D. Price
1621 University Blvd.
Mobile, AL 36609

Re: Case #SUB2007-00065
Springhill Place Subdivision
601 Bishop Lane North
(West side of Bishop Lane North, 350'± South of Spring Hill Avenue).
8 Lots / 2.7± Acres

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

At its meeting on April 19, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication along Broadway Street to provide 25' from centerline, as shown on the plat submitted;**
- 2) dedication of an appropriate radius at the intersection of Broadway Street and Bishop Lane, to be approved by City Engineering and Traffic Engineering;**
- 3) modification of stormwater detention facilities to accommodate the dedication for radius, if necessary, to be approved by City Engineering;**
- 4) preservation of the 70" Live Oak Tree on the West side of Lot 6, with any work on or under this tree to be permitted and coordinated with Urban Forestry, and removal to be permitted only in the case of disease or impending danger;**
- 5) removal of the existing house and drive prior to signing the final plat;**
- 6) the placement of a note on the final plat stating that maintenance of common areas will be the responsibility of the property owners;**
- 7) the placement of a note on the final plat stating that each lot is limited to a single curb cut; and**
- 8) the depiction of the 25-foot setback for all lots (measured from the Broadway Street dedication, for lots 3 and 4).**

Springhill Place Subdivision
April 20, 2007
Page 2

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: Speaks & Associates Consulting Engineers, Inc.
PAB L.L.C.