

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 2, 2008

Schambeau Development, LLC
252 North Summit Street
Fairhope, AL 36532

Re: Case #SUB2008-00080

Spring Brook Villas Subdivision, Phase Three

North and South termini of Spring Meadow Drive East, extending to the South terminus of Bloomington Drive, and the East terminus of Estates Drive.

38 Lots / 12.7± Acres

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

At its meeting on May 1, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) Construction of all streets to Mobile County standards, including the street-stub to the East, and acceptance of the streets by Mobile County prior to the recording of the final plat;**
- 2) Provision of a traffic calming device on Spring Meadow Drive East, as depicted, subject to Mobile County Engineering approval;**
- 3) Placement of a note on the final plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering;**
- 4) Labeling of the 25-foot minimum building setback line, and retaining of the note on the plat; and**
- 5) Retaining of notes on the plat relating to common area maintenance, endangered/threatened species, buffering of commercial development, storm water compliance, wetlands, and lot size information.**

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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Engineering Development Services, LLC