

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 5, 2008

The Mitchell Company, Inc.
Attn: Don Kelly
6324 Piccadilly Square Drive
Mobile, AL 36609

Re: Case #SUB2008-00190

Spring Grove Subdivision, Unit Four

West side of Dawes Road at the West terminus of Willow Oak Drive, extending to the North terminus of Nan Wright Way.

34 Lots / 11.5± Acres

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

At its meeting on September 4, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication to provide 50-feet from the centerline of Dawes Road;
- 2) placement of a note on the final plat stating that Lots 155-166 and 177 are denied direct access to Dawes Road;
- 3) placement of a note on the final plat stating that Lot 178 be limited to one curb cut to Dawes Road, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;
- 4) the applicant receive the approval of all applicable federal, state, and local environmental agencies prior to the issuance of any permits;
- 5) placement of a note on the final plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 7) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

Spring Grove Subdivision, Unit Four
September 5, 2008
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 (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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.