



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 2, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

JERMAINE A. BURRELL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Mitchell Homes
6324 Piccadilly Square Drive
Mobile, AL 36609

Re: Case #SUB2012-00092

Spring Grove Subdivision, Unit Two, Re-subdivision of Lots 19-24 & 40-48

East and West sides of Spring Grove West, 150'± North of Spring Grove South.

Number of Lots / Acres: 10 Lots / 1.7± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
County

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) labeling of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25-foot minimum building setback line along Spring Grove West on the Final Plat;
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb-cut, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that no structures shall be constructed within any drainage and utility easements by the property owners;
- 5) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations; and,
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species.

November 5, 2012

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 (1) 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

Dr. Victoria Rivizigno, Secretary



By: _____

Richard Olsen

Deputy Director of Planning

cc: Frank Turner Construction Company, Inc.
Beaird Development, LLC
Rester and Coleman Engineers, Inc.