

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2005

The Mitchell Company, Inc.
6324 Piccadilly Square Drive
Mobile, AL 36609-5108

Re: Case #SUB2004-00272
Spring Grove Subdivision, Unit Two

West terminus of Spring Grove South, extending to the North terminus of Summer Crossings and the West terminus of Spring Grove North; and the West side of Dawes Road extending to the North terminus of Spring Grove Court.
173 Lots / 36.7± Acres

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

At its meeting on January 6, 2005, the Planning Commission waived Section V.D.2. of the Subdivision Regulations, and approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of the necessary right-of-way to provide 50-feet from the centerline of Dawes Road, as shown on the plat submitted;
- (2) the provision of traffic calming (to be coordinated with and approved by County Engineering) at the intersections of Lots 53-55 and 78 and 79;
- (3) provision of a street stub to the West in the area of Lots 26 and 28; and
- (4) the approval of all applicable federal, state and local agencies prior to the recording of the final plat.

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 henley@cityofmobile.org.

The Mitchell Company, Inc. (Case #SUB2004-00272)
January 7, 2005
Page 2

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Rester and Coleman Engineers, Inc.