

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 18, 2005

The Mitchell Company, Inc.  
Attn John Matherne  
6324 Piccadilly Square Dr.  
Mobile, AL 36609-5108

**Re: Case #SUB2005-00039 (Subdivision)**

**Forrest Cove Subdivision**

South side of Moffett Road at the South terminus of Northview Drive.  
221 Lots / 66.8± Acres

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

At its meeting on March 17, 2005, the Planning Commission waived Section V.D.2. and approved the above referenced subdivision subject to the following conditions:

- 1) construction of Tulane Drive to city standards;**
- 2) the provision of a cul de sac at the East end of Tulane Drive;**
- 3) that no more than 100 lots be recorded with out providing a second point of access (connection between Moffett Road and Tulane Drive);**
- 4) the obtaining of all applicable federal, state and local approvals;**
- 5) certification that the stormwater detention system will accommodate the additional site coverage;**
- 6) full compliance with all municipal codes and ordinances; and**
- 7) placement of a note on the final plat stating that the maintenance of all common areas shall be the responsibility of the property owners.**

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](mailto:henley@cityofmobile.org).

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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.  
cc: Mobile Area Water & Sewer Service