

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 4, 2006

Fomar & Associates, LLP
M. Curt Wilson, Jr.
PO Box 16765
Mobile, AL 36616

Re: Case #SUB2006-00161
Lot Subdivision, Resubdivision of Lot 1
Northwest corner of Spring Hill Avenue and Spring Hill Plaza Court.
1 Lot / 0.9± Acre

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

At its meeting on August 3, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of the Traffic Engineering comments as a note on the final plat, and compliance with the requirements (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Modification should be made to the design of the driveway to prevent left turns into or out of the drive with design to be approved by Traffic Engineering*);**
- 2) **provision of directional signage and/or pavement markings that reinforce the no left turn condition, entrances or one-way traffic, to be approved by Traffic Engineering and conform to AASHTO standards, with a note stating such on the final plat;**
- 3) **the placement of a note on the final plat stating that the site is limited to the above curb-cut to Spring Hill Avenue and a single curb-cut to Spring Hill Plaza Court;**
- 4) **revision of the Vicinity Map to show the correct location; and**
- 5) **full compliance with all other municipal codes and ordinances.**

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

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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 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 Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.