

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 8, 2002

Schambeau Development, LLC
615 River Route
Magnolia Springs, AL 36555

Re: Case #SUB2002-00248

Spring Brook Farms Subdivision

South side of Johnson Road, continuing through to Scott Dairy Loop Road South,
1,060'± East of Scott Dairy Loop Road West.
179 Lots / 60± Acres

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

At its meeting on November 7, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) placement of a note on the final plat stating that Lots 1 and 12, Phase 1, Spring Brook Farms, are denied direct access to Johnson Road;
- (2) the dedication of the necessary right-of-way to provide 50-feet from the centerline of Scott Dairy Loop Road South;
- (3) that the common areas that are to be used for detention be labeled as such, with a note on the final plat stating that the maintenance of all common areas shall be the responsibility of the property owners;
- (4) provision of one traffic calming device each, on the two long straightaway streets (the street connecting with Johnson Road and the street along the East side), to be approved by County Engineering;
- (5) construction of a connection or cul de sac with Estate Drive; and
- (6) the provision of a street stub to the East, approximately at the midpoint of the common property line.

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.

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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.

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: Engineering Development Services, LLC