

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 17, 2006

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

Re: Case #SUB2006-00011
Springbrook Farms Subdivision, Phase Two and Phase Three, and
Springbrook Villas Subdivision, Phase Two

East termini of Estate Drive, Misty Leaf Drive North, and Spring Meadow Drive South; and, South termini of Bloomington Drive and Spring Meadow Drive East.
96 Lots / 33.1± Acres

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

At its meeting on February 16, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that maintenance of the common areas is the responsibility of the subdivision's homeowners association;**
- 2) **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.7. of the Subdivision Regulations; and**
- 3) **dedication and construction of roads to Mobile County standards.**

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 marti.watson@cityofmobile.org.

Springbrook Villas Subdivision
February 17, 2006
Page 2

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: Engineering Development Services, LLC