

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 21, 2006

Joseph & Pamela Law
2104 Marchfield Dr. W.
Mobile, AL 36693

Re: Case #ZON2006-01372 (Planned Unit Development)
The Gates of Springhill Subdivision (Revised), Resubdivision of Lot 26
4272 Bit and Spur Road
(North side of Gates Drive [private street], 265'± West of its East terminus).

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

At its meeting on July 20, 2006, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow increased site coverage.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) that the Engineer provide verification that the existing stormwater system, if any for the development, including designed and constructed detention, can accommodate the increased site coverage;
- 2) placement of a note on the final plat and revised PUD site plan stating the approved maximum site coverage for the site in percentage and square feet, and the required setbacks;
- 3) placement of a note on the final plat and revised PUD site plan stating that the site shall not be allowed further increase in site coverage;
- 4) completion of the Subdivision process;
- 5) provision of a revised PUD site plan to Urban Development, Planning Section prior to the signing of the final plat; and
- 6) full compliance with all other municipal codes and ordinances.

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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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 21, 2006

Joseph & Pamela Law
PO Box 81750
Mobile, AL 36689

Re: Case #SUB2006-00138 (Subdivision)
The Gates of Springhill Subdivision (Revised), Resubdivision of Lot 26
4272 Bit and Spur Road
(North side of Gates Drive [private street], 265'± West of its East terminus).
1 Lot / 0.1± Acre

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

At its meeting on July 20, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) that the Engineer provide verification that the existing stormwater system, if any for the development, including designed and constructed detention, can accommodate the increased site coverage;**
- 2) placement of a note on the final plat and revised PUD site plan stating the approved maximum site coverage for the site in percentage and square feet, and the required setbacks;**
- 3) placement of a note on the final plat and revised PUD site plan stating that the site shall not be allowed further increase in site coverage;**
- 4) provision of a revised PUD site plan to Urban Development, Planning Section prior to the signing of the final plat; 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 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 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: M. Don Williams Engineering