

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 5, 2006

Ablegrow, LLC
C/o Jerry Anderson
3400 Roberts Ln.
Semmes, AL 36575

**Re: Case #SUB2006-00067
Winchester Subdivision**

East side of Snow Road, 1,950'± South of Moffett Road, extending to the South side of Moffett Road, 1,130'± West of the Illinois Central Gulf Railroad right-of-way.
272 Lots / 106.3± Acres

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

At its meeting on May 4, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **submission of documentation of approvals for the centralized effluent disposal system from the Mobile County Board of Health and ADEM prior to recording of the final plat;**
- 2) **placement of a note on the final plat stating that the drip field area must not be used for vehicular traffic or parking;**
- 3) **revision of the lots lines to separate detention, park and drip field areas from the street right-of-way;**
- 4) **inclusion of the entirety of the parcel utilized as an access road for the Blackwell Nursery site, if said parcel is part of the proposed subdivision;**
- 5) **designation and labeling of the treatment plant, the drip fields, park areas, roadway medians, and detention areas as Common Areas, and placement of a note on the final plat stating all common areas shall be maintained by the property owners;**
- 6) **dedication of sufficient right-of-way to provide a minimum of 50 feet from centerline for the entire Snow Road frontage;**
- 7) **placement of a note on the final plat stating that lts 1, 2, 9 & 10 are denied direct access to Snow Road;**

- 8) placement of a note on the final plat stating that lots 3-8 are limited to a total of three curb cuts to Snow Road, with the size, location and design to be approved by Mobile County Engineering;
- 9) depiction of the 25-foot minimum building setback line;
- 10) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. shall be provided where the commercial properties adjoin residential property.

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.

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: Speaks & Associates Consulting Engineers, Inc.