

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 21, 2008

Crossroads LLC
P.O. Box 1629
Foley, Alabama 36535

Re: Case #SUB2008-00216

Amelia Woods Subdivision, Phase One

West terminus of Old Dobbin Drive North, extending to the South terminus of
Blue Ridge Boulevard.
22 Lots / 11.2± Acres

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

At its meeting on November 20, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) completion of the rezoning process prior to signing the final plat;**
- 2) placement of a note on the final plat stating that all lots, including corner lots, are limited to one curb cut each, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) the construction and dedication of the new streets to City Engineering standards and acceptance by City Engineering prior to signing the final plat; and**
- 4) subject to City Engineering comments: (Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement, a private drainage easement or providing detention for a 100 year storm event with a two year release rate per the revised COM Storm Water Ordinance. Need to capture as much drainage as practicable on the proposed Old Dobbin Drive to alleviate any potential drainage problems on the existing Old Dobbin Drive drainage system. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property).**

Amelia Woods Subdivision, Phase One
November 21, 2008
Page 2

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 (DXF or DWG – AutoCAD 2007 compatible) 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: Engineering Development Services, LLC