

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 22, 2010

Springfield, LLC
ATTN: William M. Lyon
P.O. Box 16124
Mobile, AL 36616

Re: Case #SUB2010-00098

Woodberry Forest Additions Subdivision

West side of Air Terminal Drive, 1500'± North of Dawes Road and extending Southwest to the Northern terminus of Selby Phillips Drive.

92 Lot / 47.9± Acre

Dear Applicant(s):

At its meeting on October 21, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.B.16. Curb Radii (radii shall not be less than 20-feet where an angle of intersection of less than 60-degrees is permitted, curb radii shall be increased as necessary to ensure safety) at the intersection of Air Terminal Drive/Wilson Road West only, and tentatively approved the request, subject to the following conditions:

- 1) retention of all notes on the Final Plat;**
- 2) depiction of the 25-foot minimum building setback line along Selby Phillips Drive on Lot 92 and along every public right-of-way;**
- 3) modification of the minimum building line along the cul-de-sacs to depict a 25-foot minimum building setback line;**
- 4) labeling of all right-of-way dedication areas as such; and,**
- 5) placement of a note on the Final Plat stating that the maintenance of all common areas and detention areas are the responsibility of the homeowners association, and not the City of Mobile or Mobile County.**

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

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Administration office. This procedure must be completed within one (1) 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: Rester & Coleman