

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 7, 2008

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

**Re: Case #SUB2008-00012**

**Woodberry Forest Subdivision Additions**

West side of Wilson Road West at its South terminus, extending to the North terminus of Selby Phillips Drive.

78 Lots / 47.9± Acres

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

At its meeting on March 6, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **Provision of documentation regarding parcel R022707260000011.001., and its establishment as a future road to serve adjacent land-locked parcels, or provision of a street-stub to the land-locked parcels in the vicinity of the proposed detention area near lots 61 and 62;**
- 2) **Placement of a note on the plat stating that development of the site is limited to lots 17-45, and that no additional lots may be recorded until additional access to a public road is provided via construction of Grelot Road from Dawes Road to Selby Phillips Drive, or construction of the new Dawes Road along the Wilson Road West / Lowry Road alignment;**
- 3) **Dedication and labeling of right-of-way sufficient to provide 50-feet, as measured from the centerline of Wilson Road West / Lowry Road, including where it abuts proposed lot 78;**
- 4) **Depiction and labeling of the 25-foot minimum building setback line from all existing and proposed road frontages, including where lot 78 abuts proposed Grelot Road and Dawes Roads, and where lot 38 abuts proposed Grelot Road and the proposed "future street" on the western boundary of the lot;**
- 5) **Placement of a note on the final plat stating that all lots, with the exception of Lot 78, are denied direct access to Wilson Road West / Lowry Road (future Dawes Road) and the proposed Grelot Road, and are otherwise limited to one curb-cut, that Lot 78 is limited to a maximum of three curb-cuts onto Wilson Road West / Lowry Road (future Dawes Road), once it is**

improved to County standards, and three curb-cuts onto the future Grelot Road, once it is improved to County standards, and that the size, design and location of all curb-cuts are to be approved by the Mobile County Engineering Department;

- 6) Construction of all streets to Mobile County and 2003 International Fire Code standards (as adopted by the City of Mobile), and acceptance of the streets by Mobile County;
- 7) Placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, if any, prior to the issuance of any permits or land disturbance activities;
- 9) Labeling of all common areas and detention common areas, and placement of a note on the Final Plat stating that maintenance of the common areas, including detention areas and any other common areas, is the responsibility of the subdivision's property owners;
- 10) Provision of a letter from a licensed engineer to the Planning Section of Urban Development and Mobile County Engineering, certifying that the storm water detention, drainage facilities, and release rate comply with the City of Mobile storm water and flood control ordinances, prior to the signing and recording of the final plat for any phase;
- 11) 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
- 12) The labeling of all lots with their size in square feet.

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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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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

cc: Rester and Coleman Engineers, Inc.