

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 17, 2003, 2003

Springfield L.L.C.
Attn William M. Lyon
P. O. Box 16124
Mobile, AL 36616

Re: Case #SUB2003-00218

Augusta Subdivision, Unit Four

North terminus of Stonebridge Court, adjacent to the West side of Augusta Subdivision, Unit Two, Phase Two.
15 Lots / 9.9± Acres

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

At its meeting on October 16, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **no additional units of Augusta being recorded until the second connection to Woodberry Forest (formerly known as Addition to Augusta) is constructed and dedicated to County Engineering standards;**
- 2) **the provision of a 20-foot front yard setback for Lots 9-15; and**
- 3) **the placement of a note on the final plat stating that any property developed commercially and adjoining residentially developed property will provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.**

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 henley@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
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Rester and Coleman Engineers, Inc.