

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 11, 2005

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

***CORRECTION LETTER**

**Re: Case #SUB2005-00023
Springfield Subdivision**

West side of Wilson Road West, 160'± North of Dawes Road, and extending Westwardly to the North terminus of Augusta Drive East.
109 Lots / 55.6± Acres

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

At its meeting on March 3, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) ***the first unit(s) may contain a maximum of 30 lots, with no additional streets constructed or lots recorded until the Grelot Road extension or the Dawes Road / Airport Boulevard connector are dedicated, constructed and accepted, where adjoining this subdivision;**
- (2) dedication, via a deed, of rights-of-way sufficient to provide a minimum of 50 feet from centerline of Grelot Road and the Dawes Road / Airport Boulevard connector;
- (3) the provision of a second roadway entry point for the subdivision, to be located in the vicinity of Lot 36, connecting to the proposed Dawes Road / Airport Boulevard connector;
- (4) the 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;
- (5) placement of a note on the Final Plat stating that Lot 108 is limited to a maximum of three curb cuts along Grelot Road extension, and Lot 109 is limited to a maximum of three curb cuts each to Grelot Road extension and the Dawes Road / Airport Boulevard connector, to be reviewed and approved by the Mobile County Engineering Department;
- (6) placement of a note on the Final Plat stating that Lots 1 through 107 be denied direct access to either Grelot Road extension or the Dawes Road / Airport Boulevard connector;
- (7) the depiction of the 25-foot minimum building setback line on the Final Plat (reflecting right-of-way dedication); and

Springfield, LLC

Attention: William M. Lyon (Case #SUB2005-00023)

May 11, 2005 – CORRECTION LETTER

Page 2

- (8) the approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues, prior to the issuance of any permits.

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.

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.