

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 2, 2007

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

Re: Case #SUB2006-00269
Woodberry Forest Subdivision, Unit One, Phase Two
North side of Woodberry Drive, 165'± West of Dawes Road.
3 Lots / 1.5± Acres

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

At its meeting on February 1, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 50-feet as measured from the centerline of Dawes Road;
- 2) placement of a note on the Final Plat stating that Lot 3 is limited to the existing curb-cut onto Dawes Road, Lots 1 and 2 are limited to the one curb-cut each onto Woodberry Drive, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department;
- 3) dedication of an appropriate radius at the intersection of Dawes Road and Woodberry Drive, to be coordinated with the County Engineering Department;
- 4) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; and
- 5) 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 Regulation.

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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.

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.