

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 23, 2003

JBL Properties, LTD
Attn: Jay Weber
7140 Ashmoor Dr. N.
Mobile, AL 36695

Re: Case #SUB2003-00115
Audubon Woods Subdivision
West side of Sollie Road, 825'± South of One Southern Way.
273 Lots / 134.0± Acres

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

At its meeting on June 19, 2003, 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 from the centerline of Sollie Road;
- 2) the provision of a street stub between Lots 18-24, to be aligned with the street stub in Saybrook;
- 3) the placement of a note on the final plat stating that Lots 1-3 and Lots 178-182 are denied direct access to Sollie Road;
- 4) the provision of two connecting street stubs for the "long" streets, with the location to be approved by the Land Use Department;
- 5) the obtaining of any necessary approvals of all federal, state, and local agencies;
- 6) the placement of a note on the final plat stating that if any property is developed commercially and adjoins residentially developed property will provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 7) the placement of the 25-foot minimum building setback line on the final plat.

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.

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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.