

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 3, 2005

Sunwood Properties, LLC.
18 Lancaster Rd.
Mobile, AL 36608

Re: Case #SUB2005-00109
McDuffie Estates Subdivision, Resubdivision of Lots 1- 5
10675 Wulff Road South
(South side of Wulff Road South, 385'± West of the South terminus of Hardeman Road).
4 Lots / 1.9± Acres

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

At its meeting on June 2, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **depiction of the minimum building setback line at 35-feet from the existing Wulff Road South right-of-way, in conformance with Section V.D.9. of the Subdivision Regulations;**
- 2) **placement of a note on the Final Plat stating that lots A-D are limited to one curb cut each, with curb cut sizes, location and design to be approved by County Engineering; and**
- 3) **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.**

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,
Deputy Director Planner

cc: Byrd Surveying, Inc.