

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 8, 2005

Wynnfield Development, LLC
Attention: Charles J. Vinson
P. O. Box 91323
Mobile, AL 36691

Re: Case #SUB2005-00036

Wynnfield Subdivision, Unit Five

West termini of Wynngate Way and Wynnridge Drive, extending North and West to the South terminus of Widgeon Drive.

114 Lots / 69.2± Acres

Council District 6

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

At its meeting on April 7, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) provision of a street stub to the land-locked parcel (R023303071000023.), to the east of proposed lots 29-31 and 48-49;
- (2) provision of a street stub to the land-locked parcel (R023303073000003.), to the west of proposed lots 93-96;
- (3) provision of right-of-way stub to the Raleigh subdivision to the south, per the requirements of the December 1995 Letter of Decision for the original Wynnfield application;
- (4) removal of the street-stub provided north of proposed lot 1;
- (5) placement of a note on the final plat stating that maintenance of all common areas and detention areas shall be the responsibility of the property owners;
- (6) that all roads be constructed to City of Mobile standards;
- (7) depiction on the final plat of the 25-foot minimum building setback line;
- (8) 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; and
- (9) compliance with all applicable federal, state and local regulations regarding the potential wetlands issues.

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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 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.