

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 6, 2004

Michael Daniels
P. O. Box 9639
Mobile, AL 36691

Re: Case #SUB2003-00314

Ferndell Park Subdivision, Resubdivision of Lots 1 & 2

Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard.

64 Lots / 35.2± Acres

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

At its meeting on February 5, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the internal circulation drive comply with the Private Street standards as specified in the Subdivision Regulations, including signage and maintenance requirements;
- (2) limited to three access points to Government Boulevard with location to be approved by Traffic Engineering and ALDOT;
- (3) dedication along Halls Mill Road sufficient to provide 35' from centerline (as required by the original rezoning);
- (4) placement of a note on the final plat stating that the number, exact location and design, of curb cut to Halls Mill Road and Demetropolis Road, to be approved by Traffic Engineering;
- (5) commercially zoned properties to provide a 15' buffer to remain in its natural vegetative state adjacent to residential properties;
- (6) residential properties to provide a 6' wooden privacy fence adjacent to commercial properties;
- (7) Preservation status granted for all 50" and larger trees including three Live Oaks located on Lot 24 C, Lot 15 C, and approximately Lot 18 C. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger; and
- (8) Exact curb cut locations and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.

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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: Thompson Engineering, Inc.
William Demetropoulos