

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 7, 2002

Richard "Dickey" Young
2455 Snow Road
Semmes, AL 36575

**Re: Case #SUB2002-00101
Deer Trail Subdivision**

South side of Wulff Road South at the South terminus of Winston Drive West.
45 Lots / 25.1± Acres

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

At its meeting on June 6, 2002, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- (1) provision of street stubs to the East, location to be approved by Urban Development Staff;
- (2) provision of buffering in compliance with Section V.A.7 if any lots are developed commercially;
- (3) dedication along Wulff Road sufficient to provide 50' from centerline, as shown on the plat submitted;
- (4) placement of a note on the final plat stating that lots 1 and 45 are denied direct access to Wulff Road;
- (5) the final plat be drawn at a standard engineering scale;
- (6) placement of the required 25' minimum building setback on the final plat;
and
- (7) placement of a note on the final plat stating that all lots will be at least 15,000 sq. ft.

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: Byrd Surveying, Inc.