

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 18, 2005

Rochester Place LLC
Attn Andrew M. Newton
P. O. Box 91064
Mobile, AL 36691

Re: Case #SUB2005-00010 (Subdivision)

Rochester Place Subdivision, Revised Plat of

Northwest corner of Airport Boulevard and General Pershing Avenue (not open),
extending North and West to the South side of South Sunset Drive.

13 Lots / 3.4 \pm Acres

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

At its meeting on February 17, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with the landscaping and tree planting requirements of the Ordinance;**
- 2) **placement of a note on the final plat stating that if the gate ceases to operate, the road must be dedicated to the City;**
- 3) **preservation of 53" Oak (any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger), as well as protection status for any existing trees that are located within the existing right-of-way (permits required from the Urban Forester for trimming or removal); and**
- 4) **placement of a note on the final plat stating that the site is denied direct access to Sunset Drive South.**

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.
William P. Costarides