

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 17, 2006

Opus, Inc.
c/o Crown Products
3107 Halls Mill Road
Mobile, AL 36606

Re: Case #SUB2006-00008
Southern Oak Subdivision, Second Revision and Addition to
3107 Halls Mill Road
(East side of Halls Mill Road, 300'± North of Fleetwood Drive North and 560'±
South of McVay Drive North, extending to the South side of McVay Drive North,
510'± East of Halls Mill Road).
1 Lot / 13.9± Acres

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

At its meeting on February 16, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Continuation of preservation status given to the 68" Live Oak Tree and 74" Live Oak Tree. In addition the preservation of 38" Live Oak Tree located on the South East corner of Lot 1 near McLaughlin Drive West. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;**
- 2) **All flood zones and the required minimum finished floor elevation must be shown on the final plat. Development must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit;**
- 3) **the provision of a 25-foot wide vegetative buffer, exclusive of any easement(s), where the property adjoins residential property, as depicted on the plat;**

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- 4) placement of a note on the final plat stating that the site be limited to the one existing curb cut to Halls Mill Road, and limited to two curb-cuts onto McVay Drive, with the size, design and location of all curb-cuts to be approved by Urban Forestry and Traffic Engineering, and conform to AASHTO standards;
- 5) placement of a note on the final plat stating that access to McLaughlin Drive West is denied;
- 6) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits; and
- 7) the applicant be advised that an application for Planning Approval will be required for any anticipated expansions or changes to the existing development on the Southern Oak lot due to the site plan specific nature of the existing Planning Approval.

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 marti.watson@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

cc: Byrd Surveying, Inc.