

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 18, 2005

Coastal Land Development, LLC
915-A Hillcrest Rd.
Mobile, AL 36695

Re: Case #SUB2005-00013
Southland Park Subdivision

10245 Howells Ferry Road (South side of Howells Ferry Road, 1,850'± West of
Raymond Tanner Road, extending to the North side of Raymond Tanner Road,
800'± West of Howells Ferry Road).
37 Lots / 18.0± 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) the dedication of sufficient right-of-way to provide 50 feet from the centerline of Howells Ferry Road;**
- 2) the placement of a note on the final plat stating that maintenance of the common areas shall be the responsibility of the property owners;**
- 3) the construction and dedication of new streets to County Engineering standards; and**
- 4) the correction of errors and omissions in the curve table on the final plat.**

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.

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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: Austin Engineering Co., Inc.