

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 22, 2002

Baker Properties
One Office Park, Suite 102
Mobile, AL 36609

Re: Case #SUB2002-00030

Terrell Estates Subdivision

South side of Airport Boulevard, 600'± East of the South terminus of Flave Pierce Road,
extending to the West side of Lowry Road.
207 Lots / 75.0± Acres

Dear Applicant(s):

At its meeting on March 21, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 50' from centerline of Lowry Road (future Dawes Road/Airport Boulevard Connector), dedication to be provided with initial recording of first unit;
- 2) Phasing to be coordinated such that lots 38-86 should not be recorded until the Dawes Road/Airport Boulevard Connector is constructed and the connection made;
- 3) placement of notes on the final plat stating that Lot C-1 limited to 1 curb cut to Airport Boulevard, Lots C-2 and C-3 to share one joint driveway to Airport Boulevard, Lots C-4 and C-5 to share one joint driveway to Airport Boulevard, 30' access easement along rear of lots C-2 through C-5 to provide access (one curb cut) to subdivision street, and Lot C-1 allowed one curb cut to subdivision street;
- 4) "tot lot" to be labeled as common area;
- 5) placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners association; and
- 6) that any necessary approvals be obtained from federal, state and local agencies prior to the issuance of any permits.

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: Rester and Coleman Engineers, Inc.