

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 19, 2003

Merrill P. Thomas
3280 Dauphin Street, Suite C-104
Mobile, AL 36606

Re: Case #SUB2003-00283

University Square Subdivision

South side of Old Shell Road, 200'± East of Allen Drive, extending to the Southern terminus of Jaguar Drive [private street], 210'± West of Long Street.

2 Lots / 4.4± Acres

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

At its meeting on December 18, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) placement of a note on the final plat stating that size, location and design of curb cuts to be approved by the Traffic Engineering Department, unused existing curb cuts to be closed – including installation of landscaping and curbing; and
- (2) placement of a note on the final plat stating that the 38" Live Oak on the northwest side of Lot 2 be given preservation status, all work done under the drip line of the tree is to be coordinated with Urban Forestry. Removal to be permitted by Urban Forestry only in the case of disease or impending danger. The 24" Water Oak located in the main entrance drive requires a permit from the Mobile Tree Commission for removal.

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.

Merrill P. Thomas (Case #SUB2003-00283)
December 19, 2003
Page 2

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: Hatch Mott McDonald