

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 20, 2009

Gerald T. Still
P.O. Box 851986
Mobile, Alabama 36685

Re: Case #SUB2007-00020
Emerald Oaks Subdivision
West side of Demetropolis Road, 400'± North of Brookfield Drive North.
31 Lots / 12.5± Acres

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

At its meeting on March 19, 2009, the Planning Commission granted a one-year extension of approval for the above referenced subdivision subject to the following additional conditions:

- 1) **revision of the cul-de-sacs to meet the 120' and 140' minimum right-of-way diameters, as appropriate, to comply with the 2003 IFC standards; and**
- 2) **submission of verification that the affected lots around the cul-de-sacs will still retain the minimum buildable areas.**

Please be advised that, if no road construction is begun, no further extensions are likely.

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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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 travisz@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

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Driven Engineering, Inc.

State of Alabama