

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 16, 2003

MP Properties, LLC
Attention: Mark F. Swanson
P. O. Box 91264
Mobile, AL 36691

Re: Case #SUB2003-00086
Oak Pointe Place Subdivision, Unit Two

Northeast corner of Dawes Road and Oak Pointe Court, extending to the South side of proposed Grelot Road Extension.
2 Lots / 6.4± Acres

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

At its meeting on May 15, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of right-of-way, as illustrated on the plat, for Grelot Road;
- (2) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Dawes Road;
- (3) the placement of a note on the final plat stating that Lot 1 is denied direct access to Oak Point Court, limited to one curb cut to Dawes Road and one curb cut to Grelot Road, with the size, location and design to be approved by County Engineering;
- (4) the placement of a note on the final plat stating that Lot 2 is limited to two curb cuts to Grelot Road, with the size, location and design to be approved by County Engineering;
- (5) the placement of a note on the final plat stating that if any property is developed commercially and adjoins residential property, a buffer will be provided in compliance with Section V.A.7. of the Subdivision Regulations; and
- (6) the placement of the 25-foot minimum building setback lines on the final plat.

MP Properties, LLC

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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.

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.