

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 16, 2003

Albert B. Meaher
624 Highway 43
Saraland, AL 36571

Re: Case #SUB2003-00089
Hillcrest Trace Subdivision, Revised
East side of Hillcrest Road, 125'± South of Western Hills Avenue.
12 Lots / 2.5± 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 condition:

- (1) placement of a 20-foot front yard setback on the final plat;
- (2) documentation that the detention area will sustain the increased site coverage subject to final approval by the City Engineer Department, prior to the signing of the final plat; and
- (3) subject to the previous conditions of approval as follows:
 - (1) Hillcrest Trace be dedicated and constructed to city standards;
 - (2) placement of a note on the final plat stating that there shall be no driveways to Hillcrest Road, all access to lots shall be via Hillcrest Trace Drive;
 - (3) provision of an 8' minimum setback along the East property line of the development;
 - (4) placement of a note on the final plat stating that the 54" live oak be preserved and given preservation status;
 - (5) placement of a note on the final plat stating that maintenance of the Common Areas to be the responsibility of the property owners; and
 - (6) full compliance with all municipal codes and ordinances.

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.

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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: Polysurveying Engineering – Land Surveying