

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 19, 2003

Floyd M. Crabtree, Jr.
2628-A Firetower Road
Semmes, AL 36575

**Re: Case #SUB2003-00285
Oak Grove Subdivision**

South side of Firetower Road, ¼ mile± East of Greenbriar Court.
119 Lots / 75.4± 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) the placement of a note should on the final plat stating that Lots 1 and 36 are denied direct access to Firetower Road;
- (2) the provision of traffic calming devices in the area of Lots 10, 11, 28 and 29, to be approved by County Engineering;
- (3) the provision of street stubs to the East and West in the vicinity of the Alabama Power easement;
- (4) the detention area be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association;
- (5) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- (6) the placement of the 25-foot minimum setback lines on the final plat.

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.

Floyd M. Crabtree, Jr. (Case #SUB2003-00285)

December 19, 2003

Page 2

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.