

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 7, 2006

JRJ III Properties, LLC
2105 Ryegate Court
Mobile, AL 36693

Re: Case #SUB2006-00036
Oakstone Subdivision
Southeast corner of Laurendine Road and Lancaster Road.
57 Lots / 32.6± Acres

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

At its meeting on April 6, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of 10-feet along the site's Laurendine Road frontage, as depicted on the preliminary plat;
- 2) placement of a note on the Final Plat stating that Lot 1 is restricted to access only onto Lancaster Road, lots 53 through 56 are limited to one curb cut each onto Laurendine Road, and lot 57 is limited to a maximum of two curb cuts, with the size, location and design of all proposed curb cuts to be approved by the Mobile County Engineering Department;
- 3) placement of a note on the Final Plat stating that traffic calming devices are to be provided, as approved by the Mobile County Engineering Department;
- 4) labeling of traffic calming device landscape areas as common areas;
- 5) placement of a note on the Final Plat stating that the maintenance of common areas and the detention pond is the responsibility of the subdivision's property owners;
- 6) depiction and labeling of the minimum building setback line from the dedicated rights-of-way, with a waiver of Section V.D.9. to allow "side yard" setbacks of 20 feet for proposed Lots 1, 6, 7 and 26, and 25 feet for all other lots and the "front yards" of Lots 1,6,7 and 26;
- 7) 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;
- 8) dedication and construction of roads to Mobile County standards;

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- 9) approval of all applicable federal, state and local agencies required prior to the issuance of any permits or land disturbance; and**
- 10) verification with Mobile County Engineering Department that proposed detention pond is located outside of the 100-year floodplain.**

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 marti.watson@cityofmobile.org.

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: Byrd Surveying, Inc.