

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 20, 2005

Power Realties, LLC
For Estates Jeff Vaughn
P. O. Box 953
Saraland, AL 36571

Re: Case #SUB2005-00078 (Subdivision)
Oakstone Subdivision
Southeast corner of Laurendine Road and Lancaster Road.
51 Lots / 32.6± Acres

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

At its meeting on May 19, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that the number, location and design of traffic calming devices are to be approved by the Mobile County Engineering Department;**
- 2) **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;**
- 3) **the dedication of an additional 10-feet along the site's Laurendine Road frontage;**
- 4) **placement of a note on the final plat stating that Lot 1 is restricted to access only onto Lancaster Road, that lot 48 is permitted one curb cut onto Laurendine Road, and that lot 49 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;**
- 5) **correction of all written and depicted dimensions and bearings in the Legal Description and on the plat;**
- 6) **placement of a note on the plat stating that Lots 1, 6, 7, and 25 side street setback be reduced to 20-foot as oppose to 25-foot as required in the Subdivision Regulations;**

- 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; and**
- 9) approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.**

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/ Margaret Pappas, Deputy Director
Planning and Development

cc: Byrd Surveying, Inc.
Estate of Jeff H. Vaughn