

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 5, 2006

Brewer Homes, Inc,
Attn Stephen M. Brewer
2090 Schillinger Rd. S.
Mobile, AL 36695

Re: Case #SUB2006-00074
The Summit Subdivision
2665, 2701, and 2709 Hillcrest Road
(East side of Hillcrest Road at the East terminus of Charlotte Oaks Drive).
29 Lots / 7.3± Acres

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

At its meeting on May 4, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **that the final plat show all lots meeting the minimum lot size of 7200 square feet;**
- 2) **compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status is to be given to the 72" Live Oak Tree located on the North side of Lot 29, the 72" Live Oak Tree located on the South side of Lot 28, the 60" Live Oak Tree located on the West side of Lot 20, the 56" Live Oak Tree located on the West side of Lot 16, and the 76" Live Oak Tree located on the West side of Lot 9. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);**
- 3) **construction and dedication of the new streets to City Engineering standards;**
- 4) **the placement of a note on the final plat stating that lots 1 and 24-29 are limited to a single curb cut each (subject to Traffic Engineering approval) and is denied direct access to Hillcrest Road;**
- 5) **the reconfiguration of the common area to have access to the new street instead of Hillcrest Road; and**

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- 6) the placement of a note on the final plat stating that maintenance of the common are is property owners' responsibility.**

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: Rester and Coleman Engineers, Inc.
Barbara Weber
Judith Johnson
William L. Cash
Rachel L. Lindley
Emile George Noel III