

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 8, 2005

Essex Place, LLC
3681 McFarland Rd.
Mobile, AL 36695

Re: Case #SUB2005-00133
Bainbridge Subdivision
3650 McFarland Road
(West side of McFarland Road, 140'± South of McFarland Way).
32 Lots / 10.0± Acres

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

At its meeting on July 7, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **provision of street stub to the South;**
- 2) **depiction of the traffic calming / traffic island devices, and labeling of the areas as common areas;**
- 3) **placement of a note on the Final Plat stating that maintenance of the common areas is the responsibility of the subdivision's homeowners association;**
- 4) **placement of a note on the Final Plat stating that Lots 1 and 32 shall not have access onto McFarland Road,**
- 5) **conversion of angles in the Legal Description and on the plat to standard directional bearings;**
- 6) **labeling of the 25-foot minimum building setback line from the rights-of-way;**
- 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 prior to the issuance of any permits.**

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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: _____
Richard Olsen
Deputy Director of Planning

cc: Speaks & Associates Consulting Engineers, Inc.