

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 8, 2005

Charles A. Maclay
7251 Grelot Road
Mobile, AL 36695

Re: Case #SUB2005-00018

McMurray Place Subdivision

South side of Johnston Lane, extending from the West side of Rosedale Avenue (to be vacated) to the centerline of Dickerson Avenue (to be vacated), and to McCay Avenue (to be vacated), 95'± South of Johnston Lane.

60 Lots / 12.8± Acres

Council District 6

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

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

- (1) construction of the connection to the existing right-of-way of McCay Avenue, from the new subdivision street to Johnston Lane;
- (2) completion of the vacation process for existing rights-of-ways within the proposed subdivision; and
- (3) compliance with City Engineering Comments (No common area shown for stormwater detention which is required for this project. Significant existing stormwater problems downstream from proposed development. MINIMUM requirements will be detention for a 100 year storm with a 10 yr release rate. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit).

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.

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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.
George M. Forwood, Jr.