

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 8, 2005

O'Neal Properties, Inc.
Attention: Robert Mullen
1135 Heron Lakes Circle
Mobile, AL 36693

**Re: Case #SUB2005-00058
McRae Place Subdivision**

South side of Johnson Road at the South terminus of Cottage Grove Drive.
46 Lots / 19.0± Acres

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) the placement of a note on the final plat stating that Lots 1 and 46 are denied direct access to Johnson Road;
- (2) the provision of street stubs to the East and South, and a street stub to the West to connect with Spring Brook;
- (3) the construction and dedication of the new streets;
- (4) the depiction of the 5' building setback lines on the final plat;
- (5) that all islands within the roadways be labeled as common areas;
- (6) the placement of a note stating that maintenance of common areas and the detention area shall be the responsibility of the property owners; and
- (7) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

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.
Davis W. and Debra M. Pilot