

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 11, 2003

Michael Morgan
9515 Silver Wood Court
Mobile, AL 36608

Re: Case #SUB2003-00134
Morgan Oaks Subdivision
4925 Dawes Road (South side of Dawes Road, 900'± East of Wear Road).
1 Lot / 7.6± Acres

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

At its meeting on July 10, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Dawes Road;
- (2) the provision of a 75-foot setback from the half section line to provide for the future right-of-way of March Road Extension, a planned major street (which includes the required 25-foot minimum building setback);
- (3) the placement of a note on the final plat stating that the site is limited to one curb cut to Dawes Road if the site is developed commercially, or two curb cuts to Dawes Road if the site is developed residentially, with the size, location, and design to be approved by County Engineering; and
- (4) the placement of a note on the final plat stating that if any property is developed commercially and adjoins residential property will 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.

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.

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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: Polysurveying Engineering – Land Surveying