

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 2, 2004

MP Properties
12119 Scenic View Drive
Mobile, AL 36695

**Re: Case #SUB2004-00140
New Castle Subdivision**

East side of McFarland Road, extending from Johnson Road South to Dawes Lake Road.

78 Lots / 44.0± Acres

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

At its meeting on July 1, 2004, 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 Scott Dairy Loop Road South;
- (2) the placement of a note on the final plat stating the Lots 1-4 are denied direct access to Johnson Road, Lots 54-71 are denied direct access to McFarland Road and Lot 72 is limited to one curb cut, with the size, location and design to be approved by County Engineering;
- (3) that the landscaped areas be labeled as common area and a note placed on the final plat stating that the maintenance thereof is the responsibility of the property owners;
- (4) the placement of the 25-foot minimum building setback lines on the final plat; and
- (5) the placement of a note on the final plat stating 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.

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: Thompson Engineering
Roy G. and Mary R. Shofner