

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 6, 2002

Sam Marston
4365 Midmost Drive, Suite 3
Mobile, AL 36609

**Re: Case #SUB2002-00266
Scott Place Subdivision**

North side of Johnson Road South, 150'± East of Scott Plantation Drive South
(Northwest corner of Johnson Road and future March Road Extension).
17 Lots / 8.6± Acres

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

At its meeting on December 5, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of the necessary right-of-way to provide 50-feet from the centerline of March Road Extension, a planned major street;
- (2) placement of a note on the final plat stating that Lots 1, and 4-8 are denied direct access to the proposed March Road Extension;
- (3) placement of a note on the final plat stating that Lots 3 and 15 are denied direct access to Johnson Road;
- (4) placement of an note on the final plat stating that Lots 16 and 17 are limited to one curb cut each to Johnson Road; and
- (5) 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 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: Speaks & Associates Consulting Engineers, Inc.