

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 8, 2002

Neil McDade
517 Highland Woods Drive East
Mobile, AL 36608

Re: Case #SUB2002-00026
Southland Acres Subdivision
Northeast corner of Snow Road and Nursery Road.
3 Lots / 77.0± Acres

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

At its meeting on March 7, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of adequate right-of-way to provide 50' from the centerline along Snow Road, a planned Major Street;
- (2) placement of a note on the final plat stating that Lot 1 is limited to two curb cuts to Nursery Road with the size, location and design to be approved by County Engineering Department;
- (3) placement of a note on the final plat stating that Lot 2 is limited to one curb cut to Nursery Road with the size, location and design to be approved by County Engineering Department;
- (4) placement of a note on the final plat stating that the number, size and location of curb cuts for Lot 3 be approved by County Engineering Department;
- (5) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7, of the Subdivision Regulations; and
- (6) placement of 25' minimum building setback lines along Snow Road and Nursery Road on the final plat.

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.

Neil McDade (Case #SUB2002-00026)

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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