MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION

June 18, 2004

Audubon Investments, Inc.
P.O. Box 850669
Mobile, AL 36685

Re: Case #SUB2004-00132
         <u>**The Arbors Subdivision**</u>
         West side of McFarland Road, 470'+ South of McFarland Way.
         48 Lots / 18.8+ Acres

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

At its meeting on June 17, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

1) **placement of a note on the final plat stating that Lots 1-3, and 48 are denied access to McFarland Road;**
2) **the placement of a note on the final plat stating that all corner lots are limited to one curb cut each, with the size, design and location to be approved by County Engineering;**
3) **the placement of a note on the final plat, stating that a buffer, in compliance with Section V.A.7., will be provided where the site adjoins residentially developed property;**
4) **all common areas be indicated on the final plat, and a note on the final plat stating that maintenance of all common areas are the responsibility of the property owners association; and**
5) **placement of the required 25-foot minimum building setback line 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, **<u>seven</u>** 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.

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: _____
        Richard Olsen, Planner II

cc: Thompson Engineering