

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 6, 2006

American South Realty, LLC
Attn: Reid Cummings
2316 C Knollwood Drive
Mobile, AL 36693

Re: Case #SUB2005-00266

Webster Crossing Subdivision

Southeast corner of Dawes Road and McFarland Road, extending to the West terminus of Cochran Place Drive (private street).

Tentative for 98 Lots / 53.0± Acres Subdivision.

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

At its meeting on January 5, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 50-feet from the centerline of Dawes Road;**
- 2) **the placement of a note on the final plat stating that Lots 1, 10, 18, 27, 30, 42, 49, 50, 58, 75, 76, 83, 87, 92 and 93 (which are corner lots) are limited to one curb cut each, with the size, location and design to be approved by County Engineering;**
- 3) **the placement of a note on the final plat stating that Lots 1 and 49 are denied access to Dawes Road, and lots 41-49 are denied direct access to McFarland Road;**
- 4) **the construction and dedication of new roads to County standards;**
- 5) **the provision of traffic calming devices in the areas of Lots 36 and 61, and 45 and 54; exact location and design of the traffic calming devices to be approved by County Engineering;**
- 6) **that the proposed access to McFarland Road between lots 41 and 42 be removed from the subdivision;**
- 7) **the placement of a note on the final plat stating that retention areas will be the responsibility of the property owners;**

- 8) the placement of a note on the final plat stating that any property 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
- 9) the placement of the 25-foot minimum setback lines 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.

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 marti.watson@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.