

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2007

Southern Oaks LLC
6156 Omni Park Dr.
Mobile, AL 36609

Re: Case #SUB2007-00060
Southern Oaks Subdivision, Unit Six, Part B
Northwest side of Wear Road, ½ mile± South of Dawes Road.
11 Lots / 5.6± Acres

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

At its meeting on April 19, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover until the May 3rd meeting, with revisions due by April 24th to address the following:

- 1) illustration of the total number of lots proposed for Southern Oaks Estates Subdivision, Unit 6, Part A;
- 2) dedication of sufficient right-of-way to provide 30 feet from the centerline of unpaved portion of Wear Road to the westernmost arc of Leann Drive;
- 3) the placement of a note on the Final Plat denying direct access to Wear Road from Lots 197-203 and 215;
- 4) the placement of a note on the Final Plat stating corner lots, 194, 199 and 200 are allowed one curb cut, with the size, location and design to be approved by County Engineering;
- 5) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat;
- 6) construction and dedication of the new streets to County standards;
- 7) placement of a note on the plat stating that 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; and
- 8) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.

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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 travisz@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: Austin Engineering Co., Inc.