

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 26, 2002

Charles K. Breland, Jr.
P. O. Box 7430
Spanish Fort, AL 36527

Re: Case #SUB2002-00148

The Oaks at Westlake Subdivision

Western terminus of Westlake Road, 1,500'± West of Scott Dairy Loop Road West.
107 Lots / 49.9± Acres

Dear Applicant(s):

At its meeting on July 25, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) that no units or phases are recorded until West Lake Road is paved and constructed to County standards;
- 2) the dedication of adequate rights of way for Scott Dairy Loop Road and the Eliza Jordan Road/March Road Connector as illustrated on the plat submitted;
- 3) placement of a note on the final plat stating that Lots 5-6 and 95-101 are denied direct access to the March Road Connector;
- 4) the preservation of all large, healthy, Live Oaks exceeding 50-inches in diameter wherever possible, to be approved by the Urban Development Staff;
- 5) the approval of the Urban Development Staff prior to the issuance of any clearing or construction permits;
- 6) placement of a note on the final plat stating that the maintenance of the "common areas" shall be the responsibility of the property owners association;
- 7) the area identified on the plan as "common area" is redefined as "detention pond"; and
- 8) the approval of ADEM, if necessary, for the sewer/septic system.

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.

Charles K. Breland, Jr.
Case #SUB2002-00148
July 26, 2002
Page 2

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: Engineering Development Services, L.L.C.