

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 17, 2002

Southern Oaks, L.L.C.
6156 Omni Park Drive
Mobile, AL 36609

Re: Case #SUB2002-00077

Southern Oaks Estates Subdivision, Phases 5 & 6

Northwest corner of Wear Road (paved) and Wear Road (unpaved).

91 Lots / 47.8 \pm Acres

Dear Applicant(s):

At its meeting on May 16, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the approval of all applicable federal, state and local agencies;
- 2) the provision of access (via a street stub) to the paved, north-south portion of Wear Road;
- 3) that the east-west portion of Wear Road be paved if access (via a street stub) is given to this portion of Wear Road;
- 4) placement of a note on the final plat stating that lots 160-164 and 195-210, are denied access to Wear Road;
- 5) dedication of the necessary right-of-way to provide 30-feet from the centerline of Wear Road (unpaved); and
- 6) the placement of the required 25-foot minimum building setback lines along all street frontages.

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.

Southern Oaks, L.L.C. (SUB2002-00077)

May 17, 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

/s/ Richard Olsen, Planner II

cc: Austin Engineering Co., Inc.