

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 8, 2006

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

**Re: Case #SUB2006-00240**  
**Southern Oaks Estates Subdivision, Unit 6**  
Northwest corner of Wear Road (paved) and Wear Road (unpaved).  
29 Lots / 14.3± Acres

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

At its meeting on December 7, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) 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;**
- 2) depiction on the final plat of the full remainder of the parcel, and that it be labeled as “common area”;**
- 3) revision of the legal description to correct errors and include the common area remainder of the parcel;**
- 4) dedication of sufficient right-of-way to provide 30 feet from the centerlines of both the unpaved and paved portions of Wear Road;**
- 5) construction and dedication of the new streets;**
- 6) depiction of contour data, as required by the Subdivision Regulations, on a separate sheet if necessary;**
- 7) combination of lots 214 and 215 into one lot, as proposed by applicant, and placement of a note on the final plat stating that lot 214 is denied direct access to Wear Road;**
- 8) 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**
- 9) 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](mailto: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., LLC