

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 21, 2006

M P Properties, LLC
3119 Riviere Du Chien Loop W.
Mobile, AL 36693

Re: Case #SUB2006-00135
Summer Woods Subdivision, Phase Two
Northwest corner of Scott Dairy Loop Road West and West Lake Road
89 Lots / 25.9± Acres

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

At its meeting on July 20, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of both Westlake Road and Scott Dairy Loop Road West, and provision of a smooth transition at the intersection of the rights-of-way;**
- 2) **placement of a note on the plat stating that lots 70-78, 109, 110, 114, 115, and 119-121, as well as the proposed detention ponds, are denied direct access to both West Lake Road and Scott Dairy Loop Road West;**
- 3) **depiction of the 25-foot minimum building setback line from the dedicated right-of-way for those lots that also have frontage onto Westlake Road or Scott Dairy Loop Road West;**
- 4) **provision of direct access or drainage easement access to Summer Woods Circle South/West for the detention pond proposed for the Southwest corner of the subdivision;**
- 5) **the approval of all applicable federal, state and local agencies, if necessary for wetlands, prior to the issuance of any permits or land disturbance activities;**
- 6) **identification of all common areas on the plat, and placement of a note on the plat stating that maintenance of the common areas and detention ponds is the responsibility of the property owners;**
- 7) **placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must**

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- provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- 8) correction of any errors in the written legal description as well as the distance errors associated with the bearings depicted on the 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 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: Rowe Surveying & Engineering Co., Inc.