

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 9, 2002

Summit Properties
P. O. Box 8408
Mobile, AL 36689

Re: Case #SUB2002-00153

Summit Subdivision

Eastern terminus of O'Hara Drive, 650± East of Twelve Oaks Drive.
99 Lots / 41± Acres

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

At its meeting on August 8, 2002, the Planning Commission waived Section V.D.2 – minimum width – of the Subdivision Regulations for Lots 1-6 and approved the above referenced subdivision subject to the following conditions:

- (1) delineation of the “no build zone” on the lots that include wetlands to ensure protection of the wetlands;
- (2) placement of a note on the final plat stating that maintenance of all common areas (including tot lots) shall be the responsibility of the property owners;
- (3) that any necessary approvals be obtained from federal, state and local agencies prior to the issuance of any permits; and
- (4) any detention areas located within common areas be identified as such on the final 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 henley@cityofmobile.org.

Summit Properties (Case #SUB2002-00153)

August 9, 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: M. Don Williams Engineering