

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 6, 2007

Oyler Court LLC  
c/o Steve Greene  
3817 St. Andrews Drive  
Mobile, AL 36693

**Re: Case #SUB2007-00109**  
**Oyler Court Subdivision**  
East side of Oyler Road, 1000'± South of Jeff Hamilton Road.  
29 Lots / 20.0± Acres

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

At its meeting on July 5, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the new roads within the proposed subdivision be dedicated and constructed to County Engineering standards;**
- 2) the placement of a note on the Final Plat stating that Lots 2 & 28, are limited to one curb cut, with the size, design and location to be determined by County Engineering;**
- 3) all areas not designated as lots should be labeled as common areas (including wetlands and detention areas), and a note placed on the final plat stating that maintenance of all common areas is the responsibility of the property owners (association);**
- 4) placement of a note on the Final Plat stating that any lots which are developed commercially (or multi-family residential) and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;**
- 5) 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;**
- 6) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information; and**

Oyler Court Subdivision  
July 6, 2007  
Page 2

- 7) the submission of a letter stating the compliance of Section V.D.2. of the Subdivision Regulations prior to the signing of the Final Plat or documentation from the developer stating the location and design of a centralized sanitary system to handle the wastewater of the subdivision.**

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: Polysurveying Engineering and Land Surveying