

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 19, 2007

McIntyre Building Co., Inc.  
1018 Woodley Road  
Montgomery, AL 36106

**Re: Case #SUB2007-00243**  
**Colleton Place Subdivision**  
8101 Howells Ferry Road  
(South side of Howells Ferry Road at Harvey Hill Road).  
141 Lots / 47.0± Acres

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

At its meeting on October 18, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the Final Plat limiting Lots 1, 15, 53, 54, 63, 74, 77, 91, 92, 97, 137, and 141 are corner lots; therefore, a note should be placed on the Final Plat limiting each lot to one curb cut each, with the size, design and location to be approved by County Engineering;
- 2) revision of the plat to meet the minimum lot size requirements contained in Section V.D.1. and V.D.2. of the Subdivision Regulations, or provision of a statement justifying the request for reduced lot sizes and setbacks;
- 3) placement of a note on the plat stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities if wetlands occur on the site;
- 4) 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;
- 5) placement of a note on the plat stating that provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, is required prior to the signing and recording of the final plat;
- 6) placement of a note on the plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners;
- 7) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information;
- 8) the provision of an easement to all common areas; and

- 9) 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 – Land Surveying