

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 20, 2006

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

Re: Case #SUB2006-00206
Colleton Place Subdivision
8101 Howells Ferry Road
(South side of Howells Ferry Road, 2,340'± West of Schillinger Road, extending
to the East terminus of Shaw Street).
352 Lots / 109.0± Acres

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

At its meeting on October 19, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to comply with the minimum requirements of Section IV.A.2. of the Subdivision Regulations;
- 2) revision of the plat to ensure adequate buildable area widths for all corner lots;
- 3) placement of a note on the plat stating that the future development area must accommodate the proposed 100-foot wide Spring Hill Avenue – Zeigler Boulevard major street corridor;
- 4) placement of a note on the plat stating that a street stub to Shaw Street, on the West side of the future development area, must be provided when the future development area is subdivided;
- 5) placement of a note on the plat stating that a street stub must be provided to the land-locked parcel South of the future development area, when the future development area is subdivided;
- 6) 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;
- 7) 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;

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- 8) 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, prior to the signing and recording of the final plat; and**
- 9) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.**

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: Polysurveying Engineering – Land Surveying

Prentice Carpenter

Stephen Lee