



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 6, 2017

Donald R. Grady & Gary Joseph Grady
10101 Jeff Hamilton Road
Mobile, AL 36695

Re: 10200 Jeff Hamilton Road
(East side of Jeff Hamilton Road, 0.3± North of Jenfield Drive).
County
SUB2016-00144
Grady Place Subdivision

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

At its meeting on February 2, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved request, subject to the following conditions:

- 1) retention of the dedication to provide 50' from the centerline of Jeff Hamilton Road;
- 2) retention of the 25' minimum building setback line along all street frontages;
- 3) retention of the note on the typical lot setback diagram stating that all corner lots have a 25' minimum building setback line along all street frontages;
- 4) retention of the illustration of the 10' utility easement along all lot lines adjacent to rights-of-way as mentioned in the note on the preliminary plat, and any other easements proposed;
- 5) retention of the note on the Final Plat stating that no structure may be constructed or placed within any easement;
- 6) revision of the Master Plan plat for Phase Two to furnish street frontage/curve and lot line dimensions on all lots, or the provision of a table on the Final Plat providing the same information;
- 7) retention of the note on the Final Plat stating that each lot is limited to one curb cut, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;

- 8) placement of a note on the Final Plat stating that Lot 1 and Common Area 1 in Phase One and Lot 78 in Phase Two are denied direct access to Jeff Hamilton Road;
- 9) placement of a note on the Final Plat stating that Common Area 1 and Common Area 2 are limited to two curb cuts each, and Common Area 3 is limited to one curb cut, with the size, location and design of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 10) retention of the note on the Final Plat stating that the maintenance of the Common Areas is the responsibility of the property owners;
- 11) retention of the lot and Common Area size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 12) revision of the plat for Phase Two to label Common Area 3 with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 13) furnishing of a County Letter of Acceptance for the constructed streets prior to signing the Final Plat for each phase;
- 14) recording of the Final Plat for Phase One (30 lots) prior to signing the Final Plat for Phase Two (48 lots);
- 15) submittal of a revised Master Plan plat to account for the remainder of Parcel R023402040000009.01 as Future Development or the approval of that portion as a one-lot subdivision prior to the signing of the Final Plat for Phase Two;
- 16) retention of the note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 17) retention of the note on the Final Plat stating that the site must comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning and Zoning Department and County Engineering; and
- 18) compliance with the Fire-Rescue Department comments: [Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)].

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 (1) year, or the Tentative Approval will expire.

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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 marine.karapetyan@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 
Carla Davis
Planner II

cc: Dewberry/Preble-Rish, LLC