

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 20, 2007

Grady Brothers Investment
3025 Government Blvd.
Mobile, AL 36606

Re: Case #SUB2007-00132
Grady Subdivision
2870 Johnson Road West
(Southwest corner of Johnson Road West and Cowart Road).
68 Lots / 20± Acres

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

At its meeting on July 19, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way along Johnson Road West to provide 50' from centerline for the portion on the Major Street Plan;**
- 2) that Johnson Road West be improved to County standards up to the entrance to the proposed development;**
- 3) the placement of a note on the Final Plat stating that direct access is denied to Johnson Road West for Lots 1, and 63-68; and that direct access is denied to Cowart Road for Lots 35-37, 48-50, and 61-63;**
- 4) the placement of a note on the Final Plat stating that Lots 1, 17, 23, 24, 29, 30, 42, 43, 55, 56 and 68 are corner lots be limited to one curb cut with the size, design and location to be approved by County Engineering;**
- 5) the placement of a note on the Final Plat stating the denial access to Cowart Road from the access point of the development until Cowart Road is paved to County Engineering standards;**
- 6) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 7) the placement of a 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.7. of the Subdivision Regulations;**
- 8) the labeling of all easements and Common Areas accompanied by a note on the Final Plat stating that maintenance of the common area will be the responsibility of the property owners; and**

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9) the 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.

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: Geographic Solutions, Inc.