



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

Todd & Letitia Kennedy
1603 Stone Hedge Drive West
Mobile, AL 36695

Re: **1583 & 1603 Stone Hedge Drive West**
(Northeast corner of Stone Hedge Drive West and Stone Creek Court).
County
SUB-000182-2017
Stone Hedge Subdivision, Unit One, Resubdivision of Lots 6 & 7

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

At its meeting on September 7, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Placement of a note on the Final Plat stating that each lot is limited to its existing curb cuts, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;
- 2) Retention of the 30' minimum building setback line along all street frontages on the Final Plat;
- 3) Retention of the 7.5' utility easement along all street frontages on the Final Plat;
- 4) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement;
- 5) Placement of a note on the Final Plat stating that the maintenance of the Common Areas within Stone Hedge Subdivision, Unit One is the responsibility of the property owners;
- 6) Retention of the lot size labels in both square feet and acres or the furnishing of a table on the Final Plat providing the same information;
- 7) Placement of a 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

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issuance of any permits. Certification is to be submitted to the Planning and Zoning Department and County Engineering;

- 8) 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.8. of the Subdivision Regulations; and
- 9) Compliance with the Fire 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).J.*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

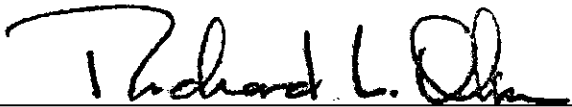
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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: 

Richard Olsen

Deputy Director of Planning & Zoning

cc: James & Patricia Germany
Byrd Surveying, Inc.