

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

W J Development LLC
Post Office Box 82230
Mobile, Alabama 36689

Re: Case #SUB2009-00038
Briargrove Subdivision
North side of Jeff Hamilton Road, 900'± West of Repoll Road.
271 Lots / 84.4± Acres

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

At its meeting on April 2, 2009, the Planning Commission waived V.D.2. and V.D.3. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 50-feet from the centerline of Jeff Hamilton Road;**
- 2) **the approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;**
- 3) **certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna;**
- 4) **the placement of a note on the final plat stating that the development will be designed to 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 a letter 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 signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 5) **the placement of a note on the Final Plat stating that Lots 1-10, 72-77, 159, 160, 183, and 204-215, be denied direct access to Jeff Hamilton Road and allowed one curb cut to the new street, with the size, design and location to be approved by Mobile County Engineering Department;**

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- 6) the placement of a note on the Final Plat stating that Lots 11, 21, 41, 42, 59, 78, 91, 96, 110, 111, 126, 127, 141, 142, 158, 183, 215, 236, 237, 254, 255, and 271 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.
- 7) revision of the plat to label the lot with its size in square feet, or placement of a table on the plat with the same information;
- 8) 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; and
- 9) 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.

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.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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: Engineering Development Services LLC