



# CITY OF MOBILE

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## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

October 9, 2013

CITY CLERK  
LISA LAMBERT

Preble-Rish, LLC  
9949 Bellaton Avenue  
Daphne, AL 36526

Re: Case #SUB2013-00102

**Briargrove Subdivision, Phase Three**

North side of Jeff Hamilton Road extending to the West terminus of Hedgegrow Drive North  
26 Lots / 17.1± Acres

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

At its meeting on October 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) seven copies of the Final Plat for the Briargrove Subdivision, Phase Two must be submitted to the Planning Section of the Urban Development Department prior to the signing of the Briargrove Subdivision, Phase Three;
- 2) the approval of all applicable federal, state and local agencies for wetland and floodplain issues prior to the issuance of any permits or land disturbance activities;
- 3) placement of a note on the Final Plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected species;
- 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 temporary turnarounds shall be provided where streets end until future development of the streets;

- 6) the placement of a note on the Final Plat stating all lots are limited to one curb cut each, with the size, design and location to be approved by County Engineering;
- 7) labeling of the lots with their size in square feet, or placement of a table on the plat with the same information depicted on Final Plat;
- 8) the 25' minimum building setback line shall be retained on Final Plat;
- 9) 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.8 of the Subdivision Regulations; and
- 10) 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 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](mailto:travisz@cityofmobile.org).

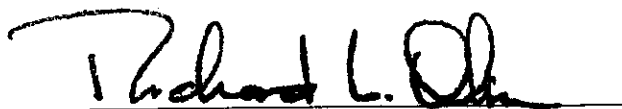
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: DMIH, LLC