

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 7, 2007

W J Development LLC  
P.O. Box 82230  
Mobile, AL 36689

**Re: Case #SUB2007-00286**  
**Briar Grove Subdivision**  
West side of Jeff Hamilton Road, 850' ± South of Repoll Road.  
271 Lots / 84.4± Acres

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

At its meeting on December 6, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the January 17<sup>th</sup> meeting, with required information submitted by December 17<sup>th</sup>, to allow the applicant to address the following:

- 1) the submission and approval by the Planning Commission of a Traffic Impact Study for Briar Grove Subdivision;
- 2) dedication of sufficient right-of-way to provide 50-feet from the centerline of Jeff Hamilton Road;
- 3) the approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;
- 4) 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;
- 5) 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;

- 6) the placement of a note on the Final Plat stating that Lots 1-10, 70-75, 157, 158, 239, and 260-271 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;
- 7) the placement of a note on the Final Plat stating that Lots 11, 21, 39, 40, 57, 76, 89, 94, 108, 109, 124, 125, 139, 140, 156, 182, 183, 200, 201, 217, 250, 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.
- 8) 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;
- 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.7 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.

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