



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 5, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Erma Jean Johnson
9339 Three Notch Road
Theodore, AL 36582

Re: **Case #SUB2012-00044 (Subdivision)**
Roberson/Knight Tract Subdivision (formerly Knight Tract Subdivision)
9339 Three Notch Road
(South side of Three Notch Road, 2/10± mile West of Ben Hamilton Road)
Number of Lots / Acres: 3 Lots / 3.2± Acres
Engineer / Surveyor: Erdman Surveying LLC
County

Dear Applicant(s):

At its meeting on October 4, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication to provide 50' from the centerline of Three Notch Road;
- 2) retention of the 25' minimum building setback line from Three Notch Road;
- 3) retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 4) show that the shed on the property line with the note "shed to be moved off of property line" has been moved off of the property line;
- 5) 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;
- 6) placement of a note on the Final Plat stating the site must comply with the City of Mobile stormwater and flood control ordinances: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits;"*

- 7) compliance with Fire Department comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;"*
- 8) placement of a note on the Final Plat limiting each lot to one curb-cut to Three Notch Road, with the size, design, and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards; and,
- 9) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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.

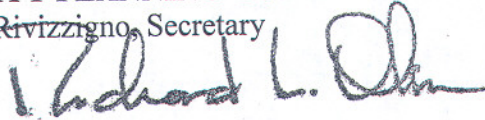
It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Erdman Surveying