



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 6, 2015

JB Remarketing LLC
c/o Iain Frost
435 Dykes Rd. South
Mobile, AL 36608

Re: 8465 Three Notch Road
Southeast corner of Three Notch Road and McDonald Road
County
SUB2015-00024
Frost's Corner Subdivision
1 Lot / 0.5± Acre

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

At its meeting April 2, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) **Provision of a setback sufficient to provide 75' from the centerline of McDonald Road;**
- 2) **dedication sufficient to provide 50' from centerline of Three Notch Road;**
- 3) **revision of the 25-foot minimum building setback line to reflect dedication;**
- 4) **revision of the lot size in square feet and acres to reflect dedication;**
- 5) **placement of a note on the Final Plat stating the lot is limited to two curb-cuts with the size, design and location of all curb-cuts to be approved by County Engineering;**
- 6) **revision of the**
- 7) **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;**
- 8) **revision of the corner radius to correspond with the Major Street dedications on the Final Plat;**

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- 9) placement of a note on the 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 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 issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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 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

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

Cc: Polysurveying