



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

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

**Re: 7809, 7815, 7825 and 7835 Three Notch Kroner Road and 4968 Schillinger Road South**  
(Southwest corner of Three Notch Kroner Road and Schillinger Road South)  
County  
**SUB2015-00127**  
**CEFCO Schillinger Three Notch Subdivision**  
2 Lots / 3.6± Acres

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

At its meeting on November 5, 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) labeling of the minimum existing right-of-way width for each street and, if necessary, dedication to provide 50' from the centerline of both Three Notch Kroner Road and Schillinger Road South;
- 2) dedication of the corner radii at Three Notch Kroner Road and Schillinger Road South, per Section V.D.6. of the Subdivision Regulations
- 3) placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to each street, and that Lot 2 is limited to one curb cut to Schillinger Road South, with its size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) illustration of the building setback line along all frontages on the Final Plat;
- 5) placement of a note stating the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 6) 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;

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- 7) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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."*;
- 8) compliance with Engineering comments: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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.";*  
and
- 9) compliance with the Fire-Rescue Department comments: *"Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)".*

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](mailto: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: AH&S Enterprises, Inc.