



SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

OFFICE OF THE CITY COUNCIL  
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CITY CLERK  
LISA C. LAMBERT

Larry L. and Eva D. Kraft  
8781 Three Notch Road  
Mobile, AL 36619

**Re: Case #SUB2012-00115**  
**Willow Ridge Subdivision**

8751 Three Notch Road

(South side of Three Notch Road, 750'± East of Dawes Lane Extension)

**Number of Lots / Acres:** 2 Lots / 5.7± Acres

**Engineer / Surveyor:** Polysurveying Engineering- Land Surveying  
County

Dear Applicant(s):

At its meeting on December 6, 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) placement of a note on the Final Plat stating that both Lot 1 and Lot 2 are limited to one curb-cut each to Three Notch Road with the size, design and location to be approved by Mobile County Engineering and to conform with AASHTO standards;
- 3) depiction and labeling of the 25' minimum building setback line on the final plat;
- 4) depiction and labeling of the lot sizes in square feet on the final plat;
- 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 that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) placement of a note on the Final Plat stating the following: *(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.); Compliance with Fire-Rescue 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.) and;*

- 8) compliance with Fire-Rescue 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).**

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](mailto:travisz@cityofmobile.org).

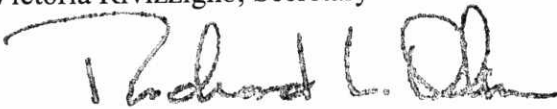
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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



Richard Olsen  
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.