



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

January 4, 2013

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
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CITY CLERK  
LISA C. LAMBERT

Jason N. Estes & Sean M. Estes  
6924 Blakeley Road  
Spanish Fort, AL 36527

Re: **Case #SUB2012-00097**  
**Parkway Place Subdivision**  
63 Parkway Drive  
(East terminus of Parkway Drive, 455'± South of Old Shell Road)  
3 Lots / 1.8± Acre

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) retaining of the lot size, setback, easement, endangered species note, and dedication information depicted on the preliminary plat;
- 3) placement of a note on the final plat stating that no permanent structures may be placed within the drainage easement;
- 4) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4. Add a note to the plat any development, including any land disturbing activity will be required to obtain a Land Disturbance Permit; and any work within the Parkway Drive ROW will require a ROW Permit. 5. Show any dedication of additional ROW along Parkway*

*Drive as may be required by the Planning Commission and/or the Traffic Engineer.); and*

- 5) **compliance with Fire 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: Jason N. Estes