



SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 9, 2013

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.  
VICE-PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.  
DISTRICT 2

C. J. SMALL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA LAMBERT

Barbara Lipscomb  
3535 Lipscomb Landing  
Mobile, AL 36693

**Re: Case #SUB2013-00070 (Subdivision)**  
**Lipscomb-Jackson Subdivision**  
South side of Lloyd Station Road, 250'± East of U.S. Interstate 10.  
2 Lots / 3.6± Acres

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

At its meeting on October 3, 2013, the Planning Commission waived Section V.D.1 and V.D.3 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) The lot size information in square feet and acres should be depicted on the Final Plat;
- 2) The 25' minimum setback line should be revised for Lot 1 and depicted where the "Flag" meets the "Pole" on the Final Plat;
- 3) The Point of Beginning location should be revised on the Final Plat;
- 4) The Final Plat should be revised to depict a 50' private right-of-way in lieu of the 50' easement and a note stating that no permanent structures be constructed in any easement or private right-of-way;
- 5) Placement of a note on the Final Plat stating: (The construction of new streets must comply with Section VIII.E of the Subdivision Regulations and be approved by Engineering)
- 6) Placement of a note on the Final Plat stating: (Lots 1 and 2 are limited to one curb-cut each, with the size, design or location to be approved by Traffic Engineering and comply with AASHTO standards);
- 7) Placement of a note on the Final Plat stating: (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species);
- 8) 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. signatures, required notes) including the seal and signature of an Alabama Professional Land Surveyor. 2. Provide a signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. 3. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in

**Lipscomb-Jackson Subdivision**

**October 9, 2013**

**Page 2**

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 that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 5. Show and Label the POC and/or POB. Correct the written legal description as necessary. 6. The NWI overlay on GIS indicates that a potential for wetlands exist on this property. Show and label the existing wetlands, or provide written confirmation that no wetlands exist within the 2 proposed lots.);

- 9) **Compliance with Traffic Engineering Comments:** (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards);
- 10) **Compliance with Urban Forestry Comments:** (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64));
- 11) **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);
- 12) **Placement of a note on the Final Plat stating:** (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species);
- 13) **Placement of a note on the Final Plat stating:** (Any development of the site must comply with local, state and federal regulations regarding floodplains and wetlands);
- 14) **Placement of a note on the Final Plat stating:** (The future subdivision of either lot is prohibited until additional frontage on a public or private street is provided); and
- 15) **Full compliance with all other municipal codes and ordinances.**

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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

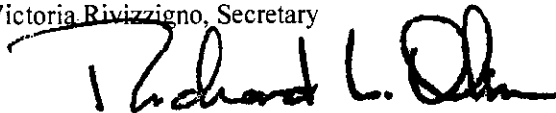
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen  
Deputy Director of Planning

cc: Rowe Surveying & Engineering Co., Inc.