



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

May 4, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Conrad Kilpatrick
3912 St. Andrew Loop West,
Mobile, AL 36693

Re: Case #SUB2012-00033
Kilpatrick Waterview Subdivision
3535 Lipscombs Landing
(North and South side of Lipscombs Landing, 3/10± mile East of Lees Lane
[prescriptive Right of Way])
Number of Lots / Acres: 2 Lots / 1.0± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

Dear Applicant(s):

At its meeting on May 3, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to illustrate dedication of right-of-way along Lipscombs Landing as determined by the City Engineer, but in no case less than 50';
- 2) revision of the plat to indicate a 25' minimum building setback line along both sides of Lipscombs Landing, as measured from the required dedication;
- 3) the portions of the lots lying on the South side of Lipscombs Landing be denoted as Lots 1 and 2, and the portions lying on the North side of Lipscombs Landing be denoted as Lots 1A and 2A;
- 4) revision of the plat to label each of the four lots with its size in both square feet and acres, after dedication, with a total square footage for the combined Lot 1 and Lot 1A, and Lot 2 and Lot 2A after dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that each portion of each lot is limited to one curb-cut to Lipscombs Landing, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local agencies for wetland and floodplain issues

Kilpatrick Waterview Subdivision

May 4, 2012

Page 2

- would be required prior to the issuance of any permits or land disturbance activities;
- 7) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
 - 8) subject to the Engineering Comments: *"1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. 2. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area – AE [el 10]. You will need to show and label the flood hazard area(s) on your plat and plans. 3. Show the Minimum Finished Floor Elevation on each lot on the Plat. 4. revision of the plat to illustrate dedication of right-of-way along Lipscombs Landing as determined by the City Engineer, but in no case less than 50'. The location of the ROW shall be approved by the City Engineer;"*
 - 9) placement of a note on the Final Plat stating that Lots 1A and 2A may only be utilized and sold with the corresponding lots on the South side of Lipscombs Landing (Lots 1 and 2); and,
 - 10) placement of a note on the Final Plat stating that no permits are to be issued until the Final Plat is recorded.

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.

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: Byrd Surveying, Inc.