



# CITY OF MOBILE

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

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

October 9, 2013

CITY CLERK  
LISA LAMBERT

John Wayne Fitzpatrick  
5353 Dogwood Court  
Mobile, AL 36693

**Re: Case #SUB2013-00087**  
**Fitzpatrick Subdivision**  
4465 Halls Mill Road  
(South side of Halls Mill Road, 225'± East of Laughlin Drive).  
1 Lot / 0.8± Acre

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

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

- 1) **Completion of Vacation process prior to Recording of Final Plat;**
- 2) **Dedication, if necessary, after Vacation of service road right-of-way to provide 35' from the centerline of Halls Mill Rd;**
- 3) **Retention of the 25-foot minimum setback line and lot size information on the Final Plat;**
- 4) **Illustration of all easements on the Final Plat along with a note stating that no permanent structures can be constructed in any easement;**
- 5) **Placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb-cut with any changes to the size, design or location to be approved by Traffic Engineering and conform with AASHTO standards;**
- 6) **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);***
- 7) **Compliance with Engineering Comments: *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer: a. Provide all of the required information on the Final Plat (i.e. signatures, required notes). b. Provide a signature from the Planning Commission, Owner(s) (notarized), Surveyor, and the Traffic Engineering Department. c. Provide legible street names in the vicinity map. d. 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 accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). e. 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). f. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.);*

- 8) *Compliance with Traffic Engineering Comments: (Any additional development of the site will require modifications to existing curb cut to meet city standards, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards);*
- 9) *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)); and*
- 10) *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)*

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.