



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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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)  
**Number of Lots / Acres:** 3 Lots / 1.8± Acre  
**Engineer / Surveyor:** Jason N Estes  
Council District 7

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission held over the above referenced subdivision until the January 3<sup>rd</sup>, 2013 meeting, with revisions due by December 17th, so that the following revisions can be made:

- 1) dedication of right-of-way sufficient to provide 30-feet from the centerline of Parkway Drive;
- 2) dedication of right-of-way sufficient to provide half of a turn-around complying with Sections V.B.14. and V.B.15. of the Subdivision Regulations, or at minimum meeting the requirements of the 2009 International Fire Code, as locally adopted;
- 3) revision of the plat to label the 25-foot setback line, after any required dedication;
- 4) revision of the plat to depict a common detention area, if one will be provided;
- 5) revision of the plat to label each lot with its size in square feet, or placement of a table on the plat with the same information; and
- 6) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

**Parkway Place Subdivision**

**December 7, 2012**

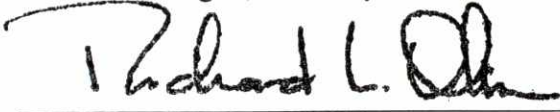
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If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen

Deputy Director of Planning

cc: Jason N. Estes