



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2016

George & Beverly Cooke
2128 Cooke's Lane
Mobile, AL 36693

Re: 3531 & 3535 Lipscomb Landing
(Northeast corner of Lipscomb Landing and River Oaks Drive extending to the
South side of Wragg Swamp Canal).
Council District 4
SUB2015-00149 (Subdivision) (Holdover)
Lipscomb Landing Subdivision
8 Lots / 22.1± Acres

Dear Applicant(s):

At its meeting on February 18, 2016, the Planning Commission considered the above referenced subdivision.

After discussion and with a waiver of Section VIII.E.2.c. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) provision of the lots sizes in square feet and acres;
- 2) retention of the 25' minimum building setback along the proposed private road;
- 3) revision of the Final Plat to illustrate a 30' minimum building setback along Lipscomb Landing Road;
- 4) placement of a note stating that Lots 1 and 3 are each limited to one curb-cut to Lipscomb Landing, with all other lots limited to access only to the proposed internal private street with driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) full compliance with all other aspects of Section VIII.E. of the Subdivision Regulations;
- 6) compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that*

is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Show the location, width, and purpose of existing and proposed easements. C. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. D. Show and label all flood zones. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Provide and label the monument set or found at each subdivision corner. G. Provide a legible legend. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. The proposed private road shall be constructed in accordance with Subdivision Regulations standards (County Standard road). L. The GIS data shows a potential for wetlands on the property. On the plat, show the location of any wetlands, or submit a written statement from a Wetlands Professional stating that there are no wetlands present on-site. M. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. N. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. O. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. P. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. Q. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 7) compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 8) 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).);
- 9) compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code); and
- 10) provision of two (2) revised site plans to the Planning & Zoning Department prior to the signing of the Final Plat.

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.

Lipscomb Landing Subdivision
February 23, 2016

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 marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Barbara Lipscomb
Andrea Williams-Ray & Darryl Williams
John Edward Cooke
Venetia Smith
John Lipscomb, Life Estate
Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2016

George & Beverly Cooke
2128 Cooke's Lane
Mobile, AL 36693

Re: 3531 & 3535 Lipscomb Landing
(Northeast corner of Lipscomb Landing and River Oaks Drive extending to the
South side of Wragg Swamp Canal).
Council District 4
ZON2016-00135 (Planned Unit Development)
Lipscomb Landing Subdivision

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

At its meeting on February 18, 2016, the Planning Commission considered for Planned Unit Development Approval to allow a private street subdivision.

After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:

- 1) provision of the lots sizes in square feet and acres;
- 2) placement of a note stating that Lots 1 and 3 are each limited to one curb-cut to Lipscomb Landing, with all other lots limited to access only to the proposed internal private street with driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) compliance with Engineering comments *(1. Due to the proposed subdivision, the proposed lots will need to be assigned a 911 address. Please contact the Engineering Department (208-6216) to discuss the options. 2. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each proposed LOT. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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). 2. A Land Disturbance Permit application shall be submitted for*

Lipscomb Landing Subdivision PUD
February 23, 2016

any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 4) compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 5) 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).);*
- 6) compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code); and*
- 7) provision of two (2) revised site plans to Urban Development prior to the signing of the Final Plat.*

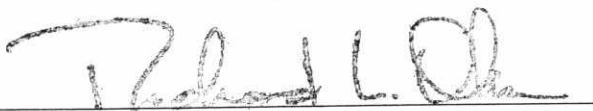
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen

Deputy Director of Planning

cc: Barbara Lipscomb
Andrea Williams-Ray & Darryl Williams
John Edward Cooke
Venetia Smith
John Lipscomb, Life Estate
Byrd Surveying, Inc.