



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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CITY CLERK
LISA C. LAMBERT

Edward Earl Goodson
6830 Cook Avenue
Irvington, AL 36544

Re: Case #SUB2012-00098
Goodson Place Subdivision
6830 Cook Avenue
(North side of Cook Avenue, 4/10± mile East of Cleveland Avenue)
Number of Lots / Acres: 2 Lots / 20.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

Dear Applicant(s):

At its meeting on December 6, 2012, 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) verification of the right-of-way width of Cook Avenue, and dedication to provide 30' from centerline if the right-of-way is less than 60' in width;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Cook Avenue, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) illustration of the 25' minimum building setback line along Cook Avenue;
- 4) labeling of each lot with its size in square feet and acres, 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 no further resubdivision of either lot is allowed until additional frontage on a public street is provided;
- 6) placement of a note on the Final Plat stating that no structures are to be located within the 50' pipeline easement;
- 7) revision of the plat to indicate the flood zones, NWI wetlands, and the floodway;
- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for floodplain and wetland issues prior to the issuance of any permits or land disturbance activities;

- 9) placement of a note on the Final 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;
- 10) placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: (Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);
- 11) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations; and
- 12) 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 (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.

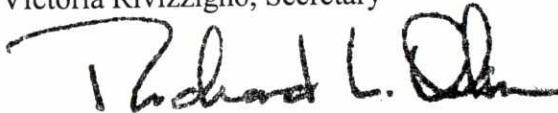
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.