



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 23, 2013

Don Williams
6300 Piccadilly Square Drive
Mobile, AL 36609

Re: Case #SUB2013-00138 (Subdivision)
Cosgrove Subdivision
5467 Norden Drive South
(West terminus of Lusann Drive extending to the West terminus of Norden Drive South).
Lots / 5.6± Acres

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

At its meeting on December 19, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) all new road construction must comply with Engineering Department requirements;
- 2) placement of a note on the Final Plat stating that each lot and common area with road frontage is limited to one (1) curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) placement of a note on the Final Plat stating that no structure may be built within any easements;
- 4) illustration of where the sanitary sewer easement on the Southwestern portion of the development will be relocated;
- 5) depiction of the 25-foot minimum building setback line from all street frontages and where each lot is a minimum of 60-feet in width, as required by Sections V.D.2. and V.D.9. of the Subdivision Regulations;
- 6) labeling each lot with its size in square feet, or placement of a table with the same information;
- 7) labeling of all common areas, including detention common areas, and placement of a note on the Final Plat stating that the maintenance of the common areas is the responsibility of the property owners;
- 8) provision of sidewalks along all new streets within the development;

- 9) 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 Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances, and vicinity map). b. Add a note to the Plat stating that any proposed development will need to be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Storm water detention will be required for any future addition(s) and/or land disturbing activity. c. A Land Disturbance Permit will be required for the roadway improvements to the proposed ROW. These improvements will require storm water detention in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). d. Any work performed in the existing Norden Dr. S. or Lusann Dr. ROW, 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). e. 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) will be required prior to the issuance of a Land Disturbance permit. f. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. g. Show and label each and every existing and proposed Right-Of-Way and easement. h. Provide and label the monument set or found at each subdivision corner. i. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. j. Provide the Surveyor's Certificate and Signature. k. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. l. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. m. Add a note to the Plat stating that any work performed within this development must comply with all Engineering Department Policy Letters. n. All roadway, utility, and storm drainage improvements associated with the proposed ROW must be complete, tested, and accepted by the Engineer-of-Record. o. The City Engineering Department must provide Final Inspection approval for all improvements; and the Mobile City Council must accept the proposed roads and ROW for maintenance. p. Provide utility easement as required for the existing sanitary sewer line located along the rear of Lots 1-9. q. Complete the ROW vacation process for Norden Dr. S. r. Provide adequate drainage easements for the existing drainage along Norden Dr. S. and Lusann Dr. s. Show the Minimum Finished Floor Elevation (MFFE) for all lots within the development. Check with City Engineering Department on historic flooding conditions. t. Provide a copy of the approved USACOE Section 404 permit for the filling of wetlands. Show all existing and proposed wetland boundaries. u. Provide a copy of the proposed subdivision restrictive covenants including the common area maintenance.);
- 10) compliance with Fire 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.*);

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- 11) compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);**
- 12) compliance with 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).*);**
- 13) approval of all applicable federal, state and local agencies regarding wetlands and floodplain issues prior to the issuance of any permits or land disturbance activities;**
- 14) 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;**
- 15) submission of a revised PUD site plan prior to the signing of the Final Plat;**
- 16) finalization of the vacation process prior to the signing of the Final Plat; and**
- 17) completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction.**

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.

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: Willson McClelland
David Schumer



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 23, 2013

Don Williams
6300 Piccadilly Square Drive
Mobile, AL 36609

Re: Case #ZON2013-02813 (Planned Unit Development)
Cosgrove Subdivision
5467 Norden Drive South
(West terminus of Lusann Drive extending to the West terminus of Norden Drive South).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced side yard setbacks in a proposed subdivision.

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

At its meeting on December 19, 2013, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced side yard setbacks in a proposed subdivision.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) depiction and labeling of the front (25 feet +), side (5 feet) and rear (8 feet) setbacks for all lots, with the exception of Lot 1 which will have a side yard setback on the South boundary of 8 feet, and Lot 13, which will have a side yard setback on the East boundary of 8 feet;
- 2) depiction of the 25-foot minimum building setback line from all street frontages and where each lot is a minimum of 60-feet in width;
- 3) labeling of the maximum site coverage (35%) allowed for all lots;
- 4) labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 5) revision of the site plan to depict and label the provision of a six-foot high wooden privacy fence placed along the rear of Lots 2-9, where they abut the floodway and drainage easement for Twelve Mile Creek, to be constructed as each lot is developed, subject to Engineering approval due to possible drainage issues;

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- 6) all new road construction must comply with Engineering Department requirements;
- 7) placement of a note on the site plan stating that each lot and common area is limited to one (1) curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) placement of a note on the site plan stating that no structure may be built within any easements;
- 9) labeling of all common areas, including detention common areas, and placement of a note on the site plan stating that the maintenance of the common areas is the responsibility of the property owners;
- 10) provision of sidewalks along all new streets within the development, or application to the Planning Commission for a sidewalk waiver;
- 11) compliance with Engineering comments (*a. 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). b. Any and all Any and all proposed land disturbing activity will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.*);
- 12) compliance with Fire 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.*);
- 13) compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 14) compliance with 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).*);
- 15) approval of all applicable federal, state and local agencies regarding wetlands and floodplain issues prior to the issuance of any permits or land disturbance activities;
- 16) 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;
- 17) submission of a revised PUD site plan prior to the signing of the Final Plat;
- 18) completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction; and
- 19) compliance with all other municipal codes and ordinances.

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

Cosgrove Subdivision PUD
December 23, 2013

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Don Williams