



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

**SAMUEL L. JONES**  
MAYOR

June 11, 2013

Don Williams  
6300 Piccadilly Square Drive  
Mobile, AL 36609

**Re: Case #SUB2013-00045**  
**Cosgrove Subdivision**

West terminus of Lusann Drive extending to the West terminus of Norden Drive  
South.  
12 Lots / 5.3±

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

At its meeting on June 6, 2013, the Planning Commission considered the above referenced subdivision.

After discussion, the application was heldover, as agreed by the applicant, until August 8, to allow the applicant to address the following items:

- 1) Revision of the plat to reflect compliance with Section V.B.12. of the Subdivision Regulations regarding the minimum radius of curvature of minor streets;
- 2) All new road construction must comply with Engineering Department requirements;
- 3) Placement of a note on the final plat 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;
- 4) Placement of a note on the final plat stating that no structure may be built within any easements;
- 5) Depiction of the 25-foot minimum building setback line from all street frontages as required by Section V.D.9. of the Subdivision Regulations;
- 6) The labeling of each lot with its size in square feet, or placement of a table on the plat 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;

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

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CITY CLERK  
**LISA C. LAMBERT**

- 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: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) including the Professional Land Surveyor seal and signature. 2. Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. 3. Provide a signature block for the City Engineer and the County Engineer. 4. 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). 5. 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). 6. All roadway, utility, and storm drainage improvements associated with the proposed ROW must be complete, tested, and accepted by the Engineer-of-Record. 7. Must comply with all Engineering Department Policy Letters: (i.) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping); and (ii.) 3-18-2004 Policy Letter (Additional subdivision street requirements); 8. The City Engineering Department must provide Final Inspection approval. 9. The City Council must accept the proposed roads and ROW for maintenance acceptance.*)
- 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.*);
- 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; and
- 15) Completion of the Subdivision process prior to any request for permits for new home land disturbance or construction.

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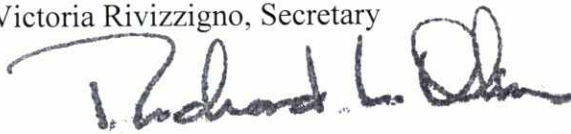
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: Community Bank