



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 2, 2016

Wattier Surveying, Inc.
4321 Downtowner Loop N., St. 201
Mobile, AL 36609

Re: 7080 Airport Boulevard and 171 Cody Road South
(Northeast corner of Airport Boulevard and Cody Road South).
Council District 7
SUB2016-00083
Airport-Cody Subdivision, Resubdivision
1 Lot / 1.6± Acre

Dear Applicant(s):

At its meeting on September 1, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) revision of the plat to dedicate 50' from the centerline of Cody Road South;
- 2) placement of a note on the Final Plat stating the lot is limited to one curb cut per street frontage, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) revision of the Final Plat to illustrate the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) retention of the 25' minimum building setback line along all street frontages on the Final Plat;
- 5) compliance with Engineering comments: *(FINAL PLAT 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) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C) 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*

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***Sedimentation Control and Storm Water Runoff Control.** D) 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. E) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. F) Provide a copy of the revised original Final Plat and the original when submitting for City Engineer signature.);*

- 6) **compliance with Traffic Engineering comments:** *(Site is limited to one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) **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 2015-116 and City Code Chapters 57 and 64).);*
- 8) **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).);*
- 9) **completion of the subdivision process prior to any requests for new construction; and**
- 10) **compliance with all applicable codes and ordinances.**

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 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: 
Bert Hoffman
Principal Planner

cc: Team Holdings, LLC
Airport & Cody, LLC