



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 26, 2016

Kirby Properties, LLC
7060 Airport Boulevard
Mobile, AL 36608

Re: 6925 Cottage Hill Road
(South side of Cottage Hill Road at the South terminus of Moss Creek Court).
Council District 6
SUB2016-00024
Coastal Subdivision, Resubdivision of Lot 3
1 Lot / 7.2± Acres

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

At its meeting on April 21, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) **Completion of the Right-of-Way Vacation Request, with documentation of completion provided prior to signing of the Final Plat;**
- 2) **A note on the Final Plat stating that the lot is limited to its existing curb cut, with any changes in its size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **Retention of the lot sizes in both square feet and acres on the Final Plat, or a table on the Final Plat providing the same information;**
- 4) **Retention of the 25' minimum building setback line on the Final Plat;**
- 5) **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) Provide the location, width, purpose of existing easements adjacent to the proposed subdivision. C) Provide the existing lot information (lines and owner) located near the northwest corner and the south side of the property. D) The City of Mobile GIS data shows a potential for wetlands on the property. On the plat, show the location of any***

Coastal Subdivision, Resubdivision of Lot 3
April 26, 2016

wetlands, or submit a written statement from a Wetlands Professional stating that there are no wetlands present on-site. E) Show and label the POB. F) Provide recording information for the area listed as "VACATED STRIP". This is not an accurate depiction of the existing site; the ROW VACATION REQUEST is still being reviewed by staff. Also, "VACATED STRIP" is not an acceptable term. You will also need to provide the recording information, and should list to whom the area is dedicated. G) Delete the two (2) labels "10' DEDICATION". These areas are currently public ROW. The property owner does not have title to these areas to dedicate. H) Add "COMMISSION" to the signature block labeled MOBILE CITY PLANNING. I) Add a signature block for the Traffic Engineer. J) Show and label all flood zones. K) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. L) Provide and label the monument set or found at each subdivision corner. M) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. N) 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. O) 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. P) 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. Q) Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. R) Remove the improvements from the drawing and provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. S) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) Compliance with Traffic Engineering comments: (Lot is limited to one curb cut to Cottage Hill Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required 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).); and
- 9) A note stating that any additional site improvements are subject to Planned Unit Development approval.

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.

Coastal Subdivision, Resubdivision of Lot 3
April 26, 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

Ms. Jennifer Denson, 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: Polysurveying & Engineering, Inc.