



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

Chuck Vance
1351 Cody Road
Mobile, AL 36608

Re: **Case #SUB2013-00044**
Ringfellow Subdivision, Chuck Vance Addition to
1341 Cody Road North
(West side of Cody Road, 199'± South of Howells Ferry Road).
1 Lot / 1.1± Acre

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

At its meeting on June 6, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 50' from the centerline of Cody Road;
- 2) placement of a note on the Final Plat stating that the site is limited to one curb cut to Cody Road, with the size, location, and design of all curb cuts to be approved by the Mobile County Engineering Department, and conform to AASHTO standards;
- 3) adjustment of the 25-foot minimum building setback line to be measured from the dedicated right-of-way along Cody Road;
- 4) revisions regarding the legal description of the point of beginning depicted as the northwest corner of lot 2 on the final plat;
- 5) 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;
- 6) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering; and

- 7) 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.

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.

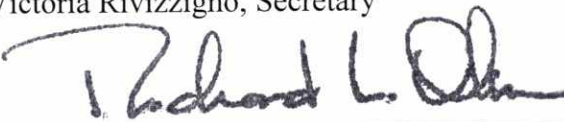
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Austin Engineering Company, Inc.