

AIRPORT-CODY SUBDIVISION, RESUBDIVISION

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 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.

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.

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).

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).

MAWWS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volker Engineering, Inc.

The plat illustrates the proposed 1-lot, 1.6± acre subdivision which is located on the Northeast corner of Airport Boulevard and Cody Road South, in Council District 7.

The southern portion of the site was originally the subject of Subdivision approval at the June 1, 1978 meeting of the Planning Commission, and the northern portion of the site was the subject of

Subdivision and Rezoning approvals at the October 2, 2008 meeting of the Planning Commission. Both plats were recorded in Mobile County Probate Court in 1978 and 2008, respectively; and rezoning of the northern portion of the site from R-1, Single Family Residence District to B-2, Neighborhood Business District was adopted by the Mobile City Council in 2008. At its October 7, 2004 meeting, the Planning Commission approved a Subdivision and Planned Unit Development for the southern portion of the site creating a single legal lot, and allowing multiple buildings on a single building site. The subdivision subsequently expired; however, the site was nevertheless improved with a gasoline station and separate car wash, both of which have since been demolished with the appropriate demolition permits having been issued in February, 2016. The purpose of this application is to combine two legal lots of record into one legal lot of record.

The proposed lot has frontages on Airport Boulevard and Cody Road South, both Major Streets requiring 100' right-of-way widths. The preliminary plat illustrates an adequate right-of-way width of 140' along Airport Boulevard, making no additional dedication necessary. An 80' right-of-way width is depicted along Cody Road South; and, as such, revision of the plat to illustrate dedication 50' from the centerline of Cody Road South will be required, if approved.

With regards to access management, the proposed lot currently has access to Airport Boulevard via two curb cuts and to Cody Road South via three curb cuts. However, a note should be placed on the Final Plat stating the lot is limited to one curb cut per street frontage, with any changes in their sizes, designs, or locations to be approved by Traffic Engineering and conform to AASHTO standards.

Dedication of the corner radius at Airport Boulevard and Cody Road South is illustrated as meeting the minimum standard of Section V.D.6. of the Subdivision Regulations, therefore no additional dedication is necessary.

The proposed lot meets the minimum size requirements of Section V.D.2. of the Subdivision Regulations, but the lot sizes are not illustrated in either square feet or acres. If approved, this information should be provided on the Final Plat, or a table furnishing the same information should be provided.

The 25-foot minimum building setback is illustrated along all street frontages on the preliminary plat. If approved, this information should be retained on the Final Plat.

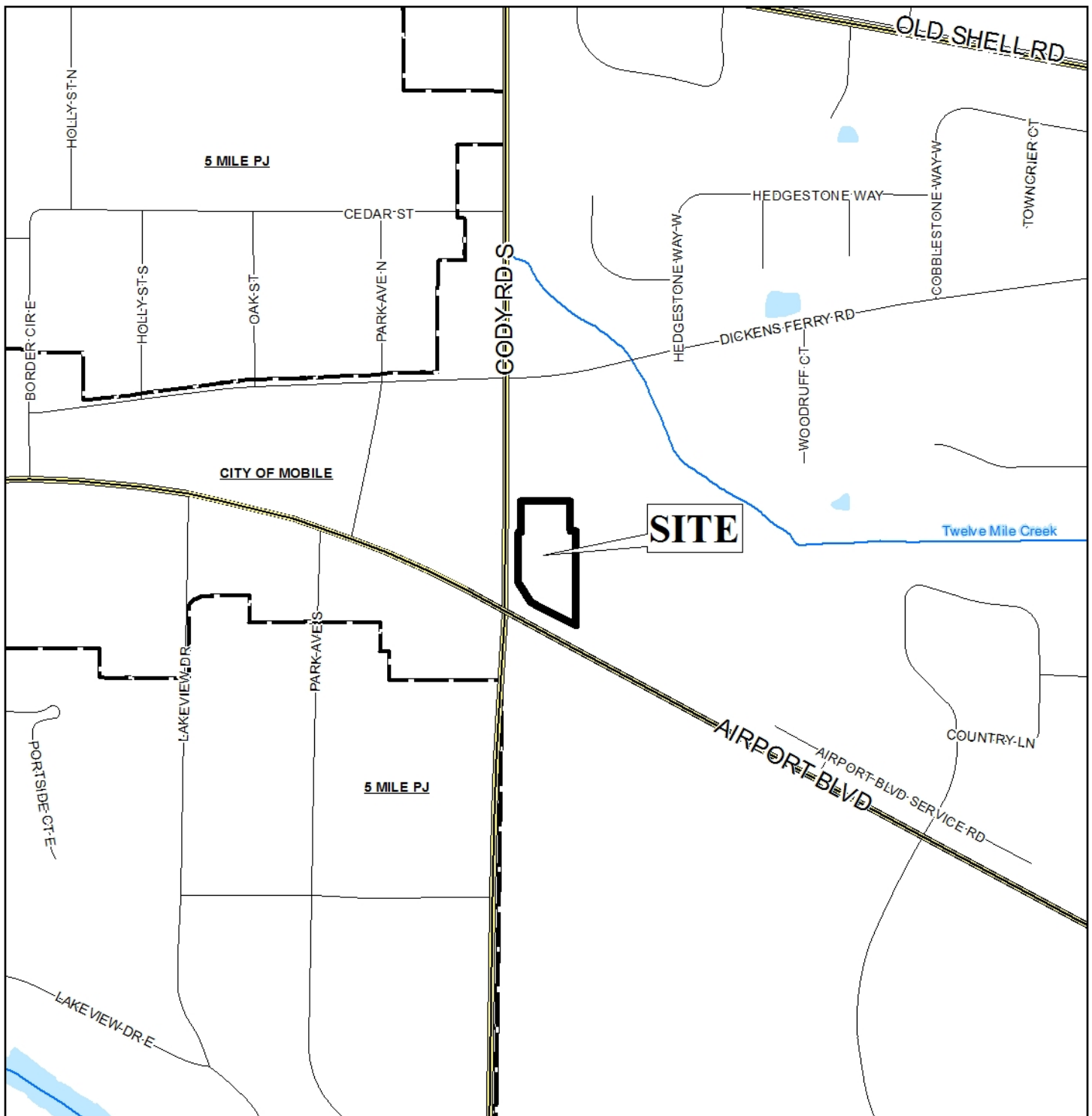
Finally, it should be noted that the lot is partially developed with multiple paved areas. Therefore any additional site improvements of the proposed lot are subject to the acquisition of the appropriate land disturbance and building permits, and should comply with all applicable codes and ordinances.

Based on the preceding the plat is recommended for Approval 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 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.

LOCATOR MAP



APPLICATION NUMBER 2 DATE September 1, 2016

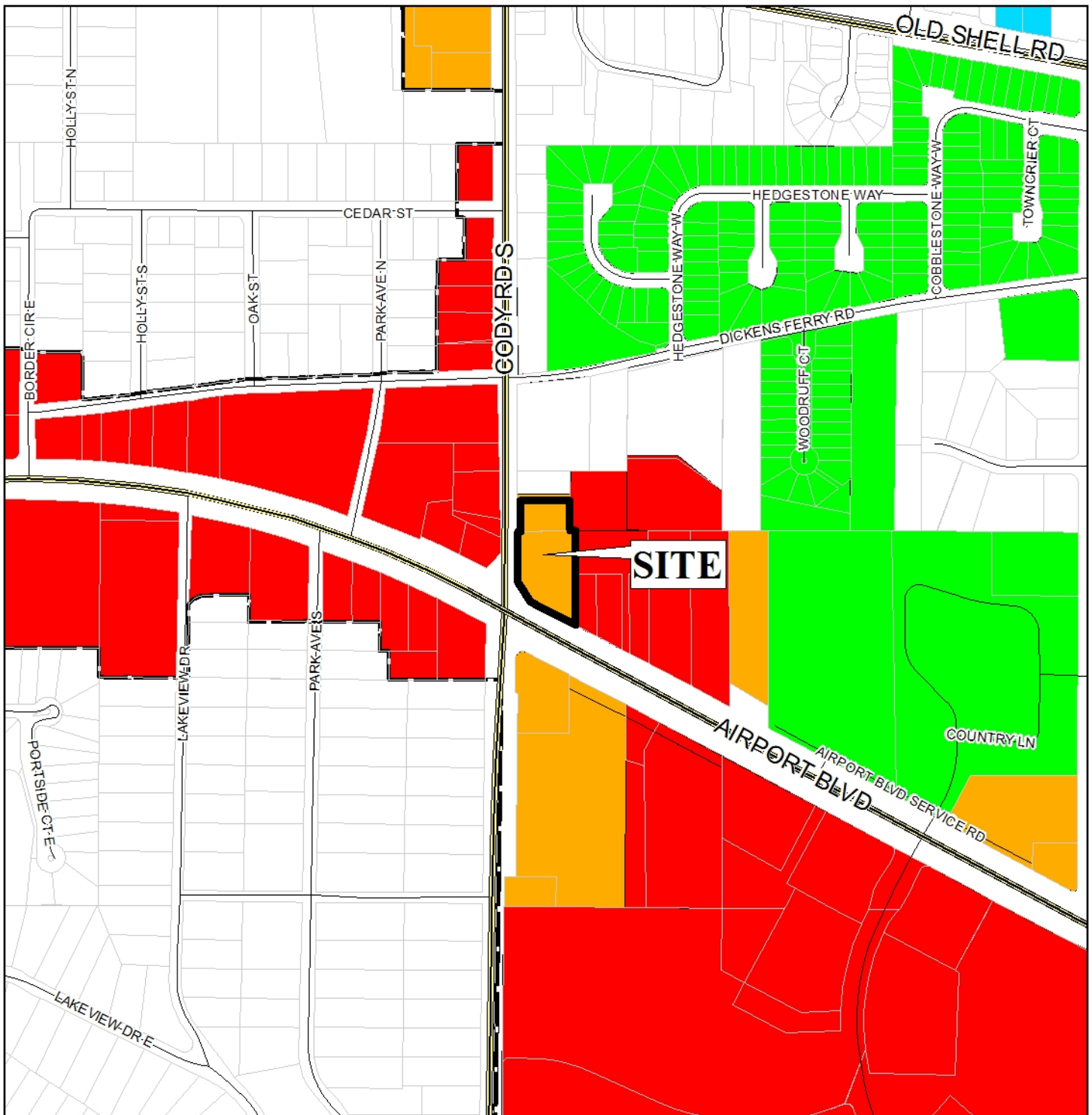
APPLICANT Airport-Cody Subdivision, Resubdivision

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE September 1, 2016

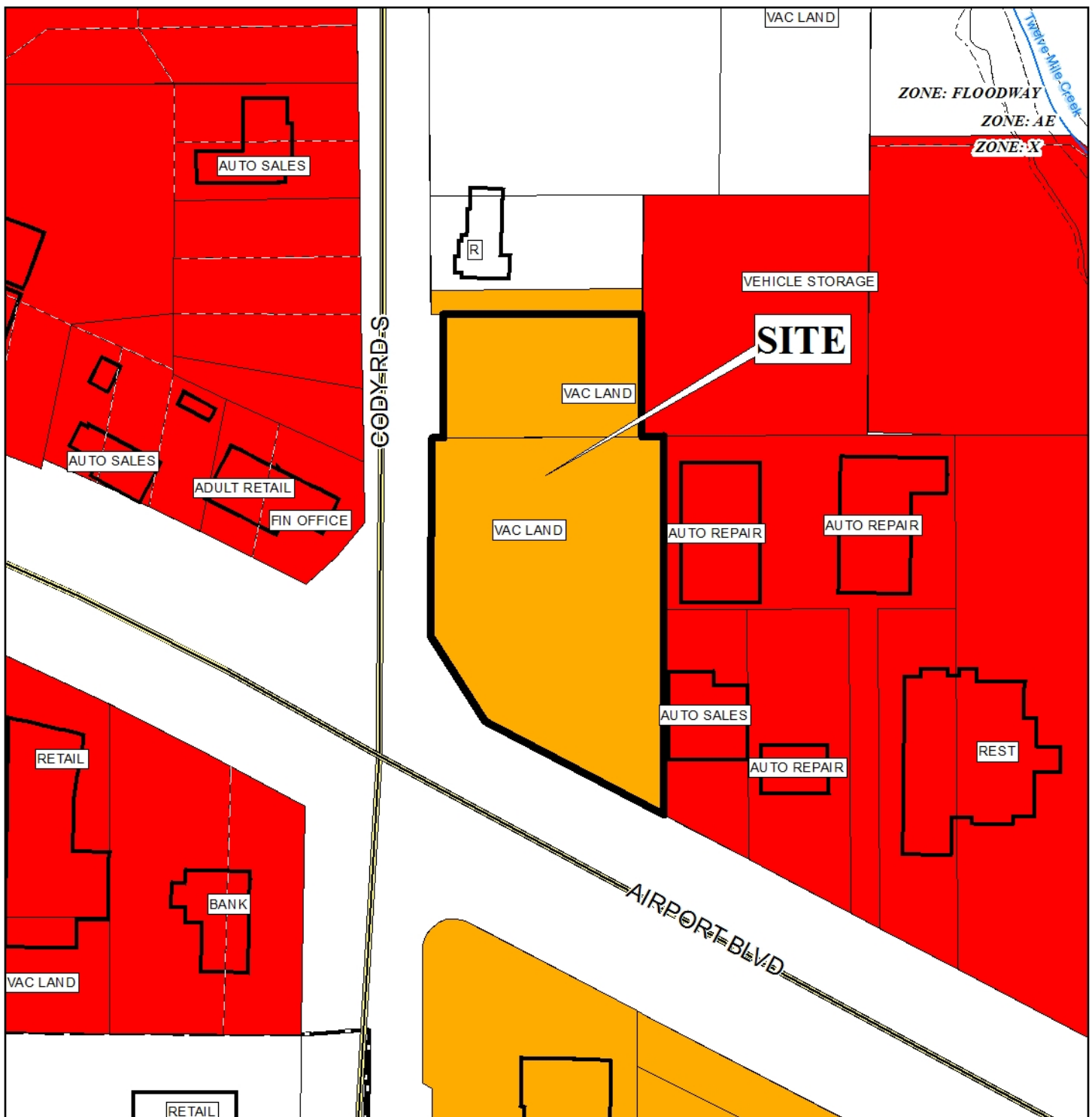
APPLICANT Airport-Cody Subdivision, Resubdivision

REQUEST Subdivision



NTS

AIRPORT-CODY SUBDIVISION RESUBDIVISION



APPLICATION NUMBER 2 DATE September 1, 2016

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



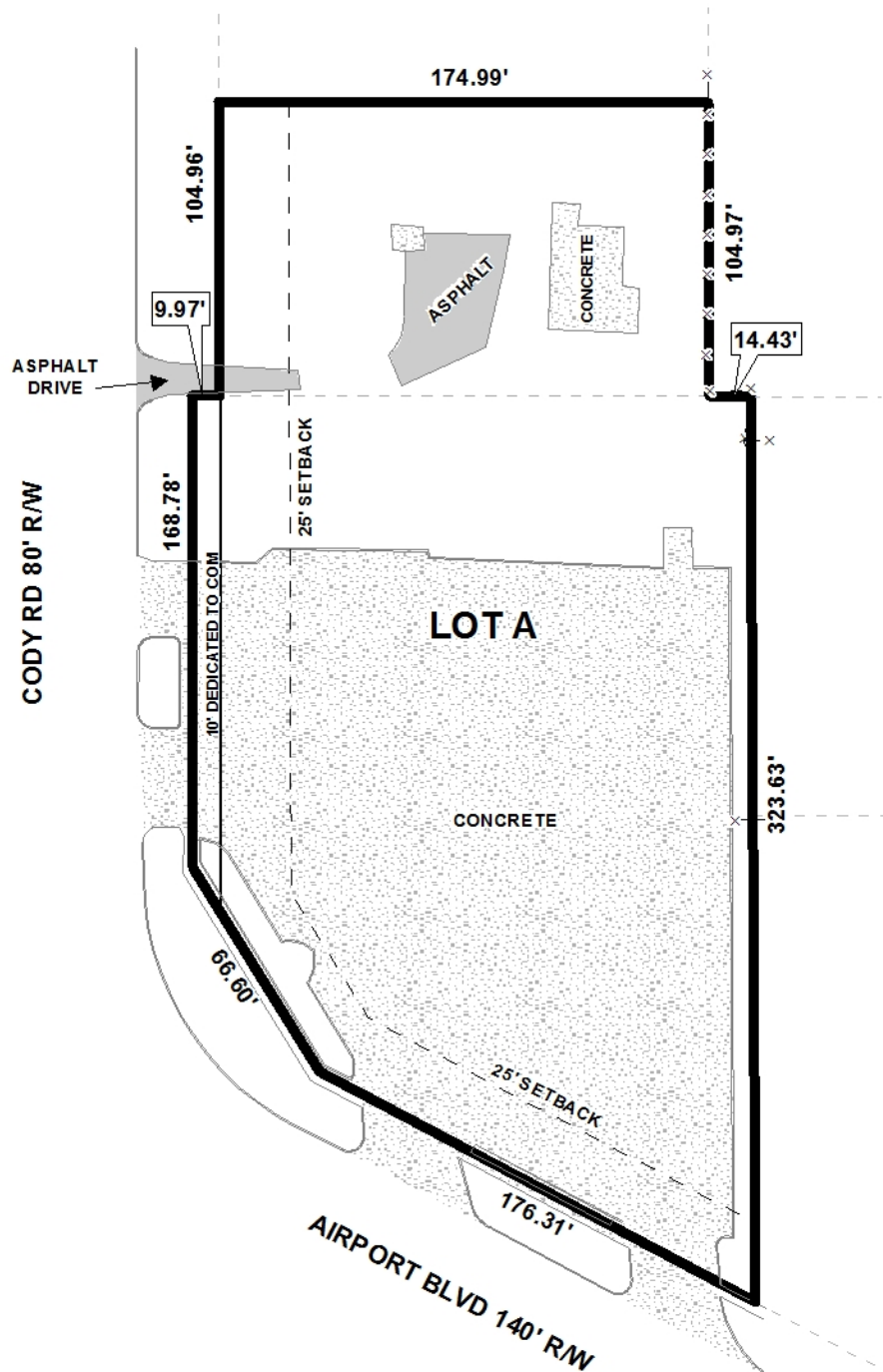
AIRPORT-CODY SUBDIVISION RESUBDIVISION



APPLICATION NUMBER 2 DATE September 1, 2016



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE September 1, 2016

APPLICANT Airport-Cody Subdivision, Resubdivision

REQUEST Subdivision

