



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2016

Gerald D. Byrd
2609 Halls Mill Road
Mobile, AL 36606

Re: 186 Stanton Road
(Southeast corner of Stanton Road and Oak Knoll Drive).
Council District 1
SUB2016-00087
Stanton Road Subdivision, Ray's Addition, Resubdivision of
1 Lot / 4.0± Acres

Dear Applicant(s):

At its meeting on September 15, 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) retention of the 25-foot minimum building setback line from all street frontages on the Final Plat;
- 2) retention of the lot label with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the note on the Final Plat stating that access to Oak Knoll Drive is denied;
- 4) retention of the note on the Final Plat stating that the lot is limited to two curb cuts to Stanton Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 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*

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Professional Engineers and Land Surveyors. B. Provide legible street names in the vicinity map. C. Indicate what monumentation was set for the two (2) reference corners at the SE corner of LOT A. D. The Plat should reference the recorded plat (MB128, pg 63). E. Label the 180.25' distance on the plan as either record or calculated distance. F. Many of the legend symbols are small and not legible.

G. Show the recording information for the vacated easement. H. 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. I. 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. J. 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. K. 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. L. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. M. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. N. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.];

- 6) compliance with the Traffic Engineering comments: (Site is limited to two curb cuts to Stanton Road and denied access to Oak Knoll Drive. Driveway 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 the 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).]; and*
- 8) compliance with the 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).]*

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.

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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: _____



Richard Olsen

Deputy Director of Planning & Zoning

cc: Joe B. Ray