



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 21, 2020

Donald & Judith Francia
4201 Stratford Court
Mobile, AL 366088

Re: 4201 Stratford Court & 4212 Moffett Road
(North side of Moffett Road, 215' East of Tareyton Drive, extending to the South terminus of Stratford Court).
Council District 1
SUB-001190-2020
Francia and Gardner Subdivision
Number of Lots / Acres: 2 Lots / 0.8± Acre
Engineer / Surveyor: Polysurveying Engineering-Land Surveying

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

At its meeting on February 20, 2020, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request subject to the following conditions:

- 1) retention of the lot size labels in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information;
- 2) revision to illustrate a 25 foot minimum building setback along Stratford Court on the Final Plat;
- 3) retention of the 25 foot minimum building setback along Moffett Road on the Final Plat;
- 4) retention of the 50 foot right-of-way for Stratford Court on the Final Plat;
- 5) retention of the 100 foot right-of-way for Moffett Road on the Final Plat;
- 6) retention of the easements on the Final Plat;
- 7) placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement;
- 8) compliance with the 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,*

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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 reference, on the map and the description, to a monumented corner. C. Include reference to US Highway 98 in the Vicinity Map and the Plat. D. Review and revise the written legal description to match the bearing and distance labels shown on the Plat for the NE line of LOT 1. E. Add "I.S." to the LEGEND. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. The Applicant shall review the 1984 aerial photo (FLIGHT 23 - #68) and coordinate with the Engineering-Permitting Dept. to determine the exact amount of historical credit that each Lot will receive. Engineering-Permitting Staff will provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and signatures. 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. Add a note to the plat stating that all proposed detention facilities,

- 9) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Each lot is limited to the existing curb cuts to the existing roadways. 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.);*
- 10) 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.]; and*
- 11) 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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: Polysurveying and Engineering