

STANTON ROAD SUBDIVISION, RAY'S ADDITION, **RESUBDIVISION OF**

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 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.

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.

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).

MAWSS Comments: No comments.

The plat illustrates the proposed 3.9± acre, 1 lot subdivision which is located on Southeast corner of Stanton Road and Oak Knoll Drive, in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

Ray's Addition to Stanton Road Subdivision was approved by the Commission in January, 2013, and the applicant requests the removal of certain conditions of that approval which appear on the recorded Final Plat.

According to the recently adopted Map for Mobile Plan, the site is located within a Traditional Center. The intent of this Development Area includes:

- Compatible scale (commercial, mixed-use, residential) development
- More dense mixed-use development to include neighborhood services and retail under residential
- Buildings form a continuous street wall along primary streets in the center
- Parking hidden behind structures
- Auto, bicycle, transit and pedestrian traffic are accommodated

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Thus, as this request is solely related to the subdivision of property, not the use of the property, application of the Map for Mobile principles may not be appropriate.

The site fronts onto two streets, Stanton Road and Oak Knoll Drive, both with compliant rights-of-way; therefore, no dedication will be required.

In addition, the property was rezoned B-1, Buffer Business on October 7, 1980. The Commission approved the rezoning with the following conditions: 1) subject to Planned Building Group approval; 2) City of Mobile obtaining drainage permit from the Corps of Engineers; and 3) the dredging operation being started.

The 25-foot minimum building setback line, required by Section V.D.9., is depicted on the preliminary plat as measured from all current rights-of-way. The lot size is labeled on the preliminary plat and should be retained on the Final Plat.

There were eight notes placed on the Final Plat of the original approval with some being required as conditions of approval and some at the applicant's discretion. Those notes were:

- 1) That application as a Planned Unit Development be made to the Planning Commission for approval.
- 2) That a brick wall be constructed surrounding the property.
- 3) Installation of a card gate limiting access to the parking lot of no more than 20 spaces with access to Oak Knoll Drive.
- 4) 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) Storm water detention will be required for any existing development (since 1984) that did not receive land disturbance permitting and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).
- 6) Any development of land disturbing activity on this lot will require a land disturbance permit.
- 7) Any work within the Stanton Road or Oak Knoll Drive R.O.W. will require a R.O.W. permit.
- 8) Approval of all applicable Federal, State and local agencies prior to the issuance of any permits or land disturbance activities.

The applicant desires the following modifications to those notes:

- 1) Removal as this would only apply if there is more than one building.
- 2) Removal as applicant is willing to provide a privacy fence or vegetative buffer where the site adjoins R-1 properties.
- 3) Removal as access is being denied to Oak Knoll Drive.
- 4) Applicant agrees with this note and no modification is requested.
- 5) Applicant will change according to current City Engineering comments.
- 6) Applicant will change according to current City Engineering comments.
- 7) Applicant will change according to current City Engineering comments.
- 8) Applicant will change according to current City Engineering comments.

Pertaining to the requested modifications, staff makes the following determinations for notes 1 through 4:

- 1) This note is not necessary if only one structure is proposed on the site. If multiple structures are proposed, a Planned Unit Development application would be required as standard procedure.
- 2) The requirement for the construction of a brick wall was not an approval condition but, rather, an applicant's voluntary note. If removed, any residential buffering in compliance with the Zoning Ordinance will be acceptable at the time the site is developed.
- 3) This note would no longer be required as the applicant has voluntarily added a note to the preliminary plat denying access to Oak Knoll Drive.
- 4) This note was a condition of approval of the original Subdivision and should remain a condition of approval.

Notes 5 through 8 may be modified according to the current City Engineering comments. It should be noted that notes required on the Final Plat for this Resubdivision may not be in the same numerical order as those on the originally-recorded plat.

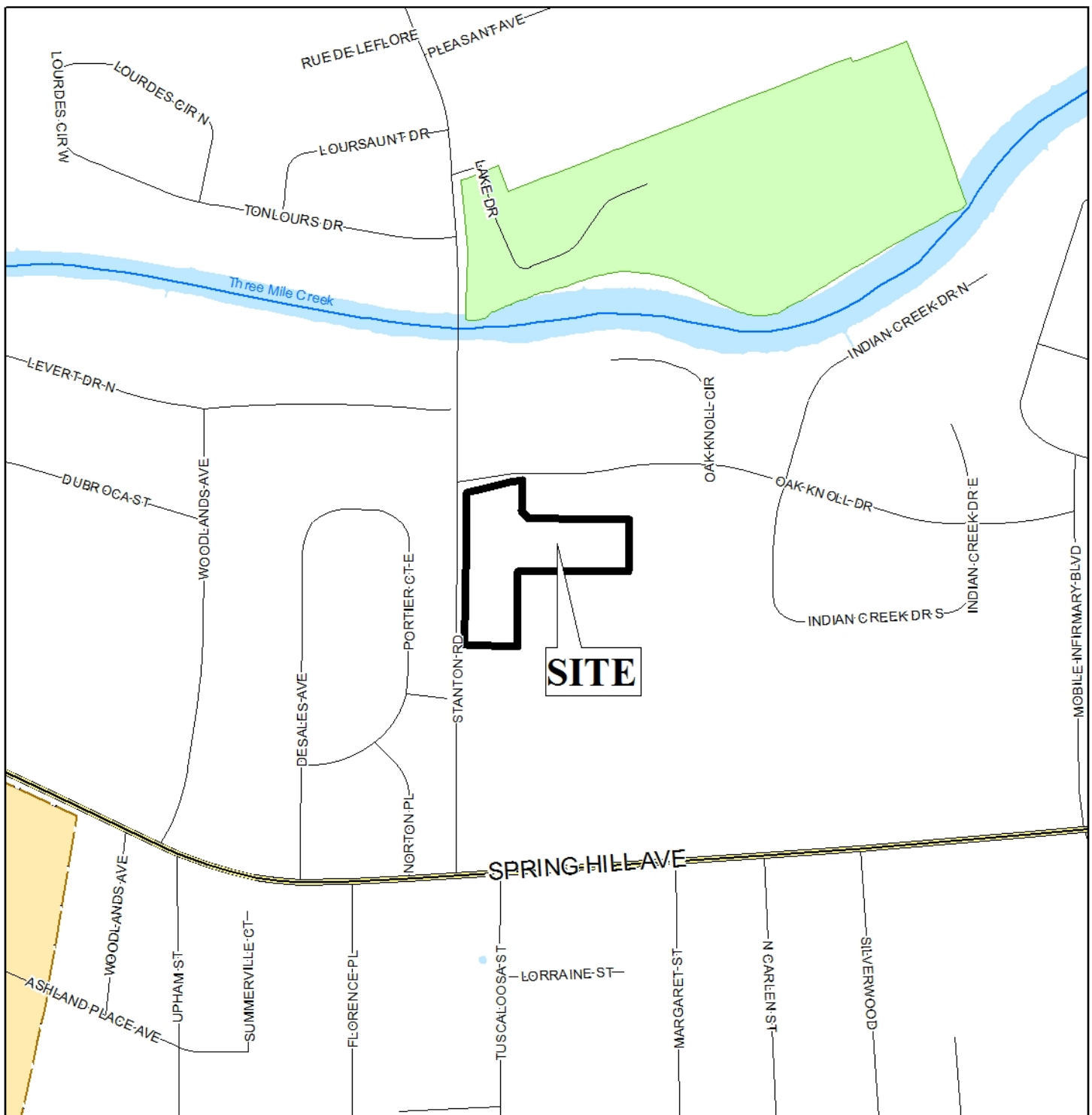
Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 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 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).]*

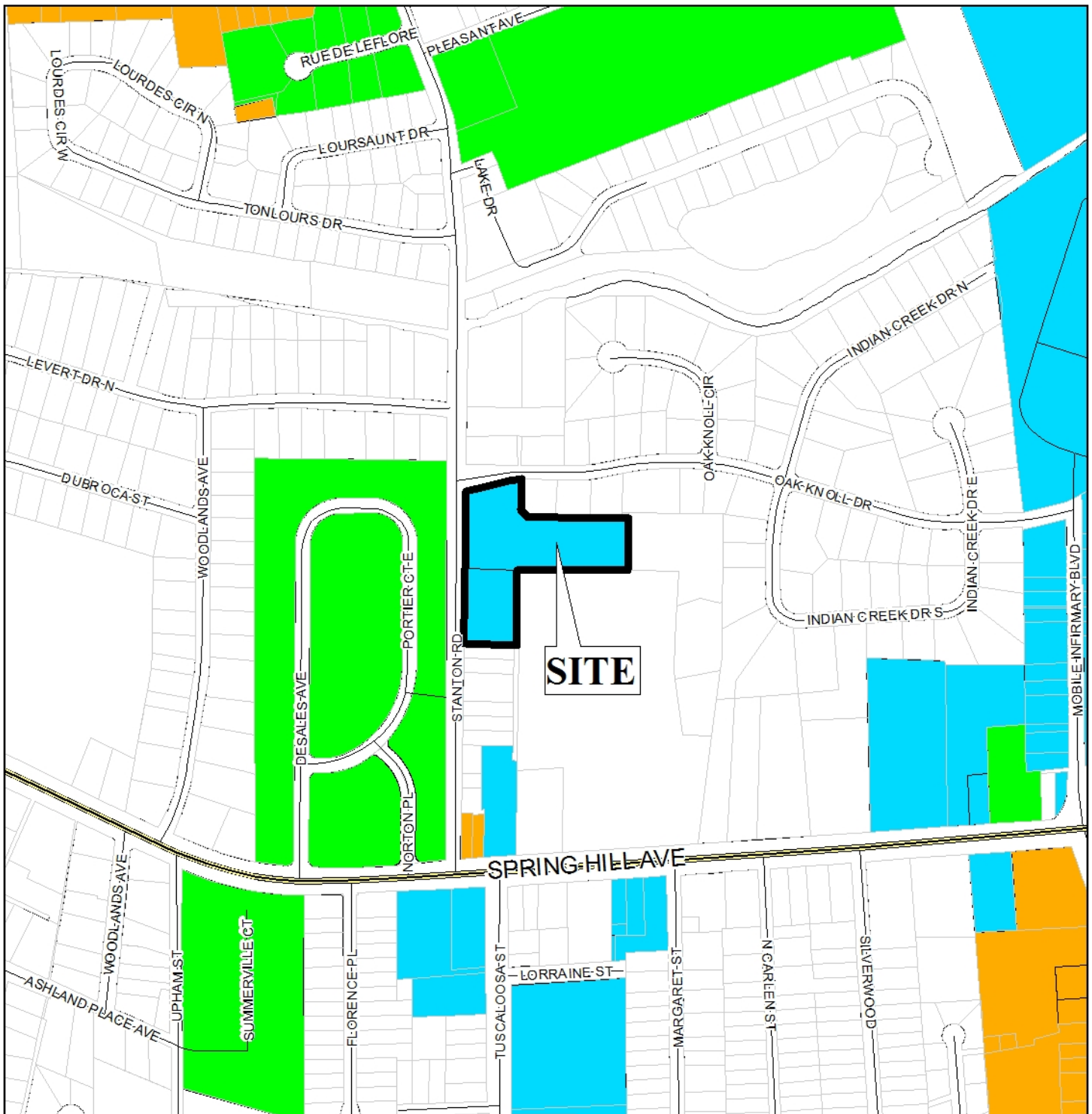
LOCATOR MAP



APPLICATION NUMBER 3 DATE September 15, 2016
 APPLICANT Stanton Road Subdivision, Ray's Addition, Resubdivision of
 REQUEST Subdivision



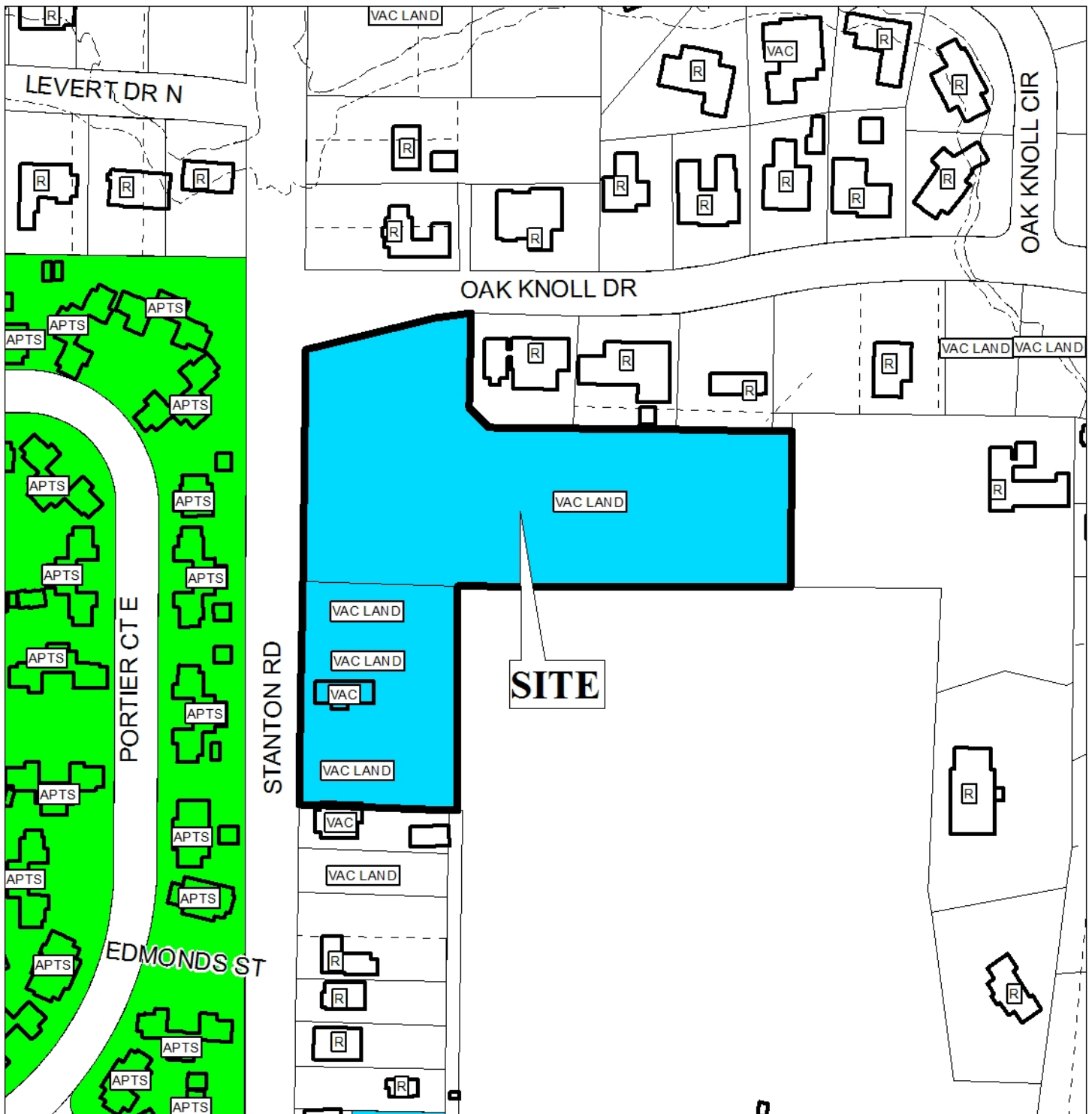
LOCATOR ZONING MAP



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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



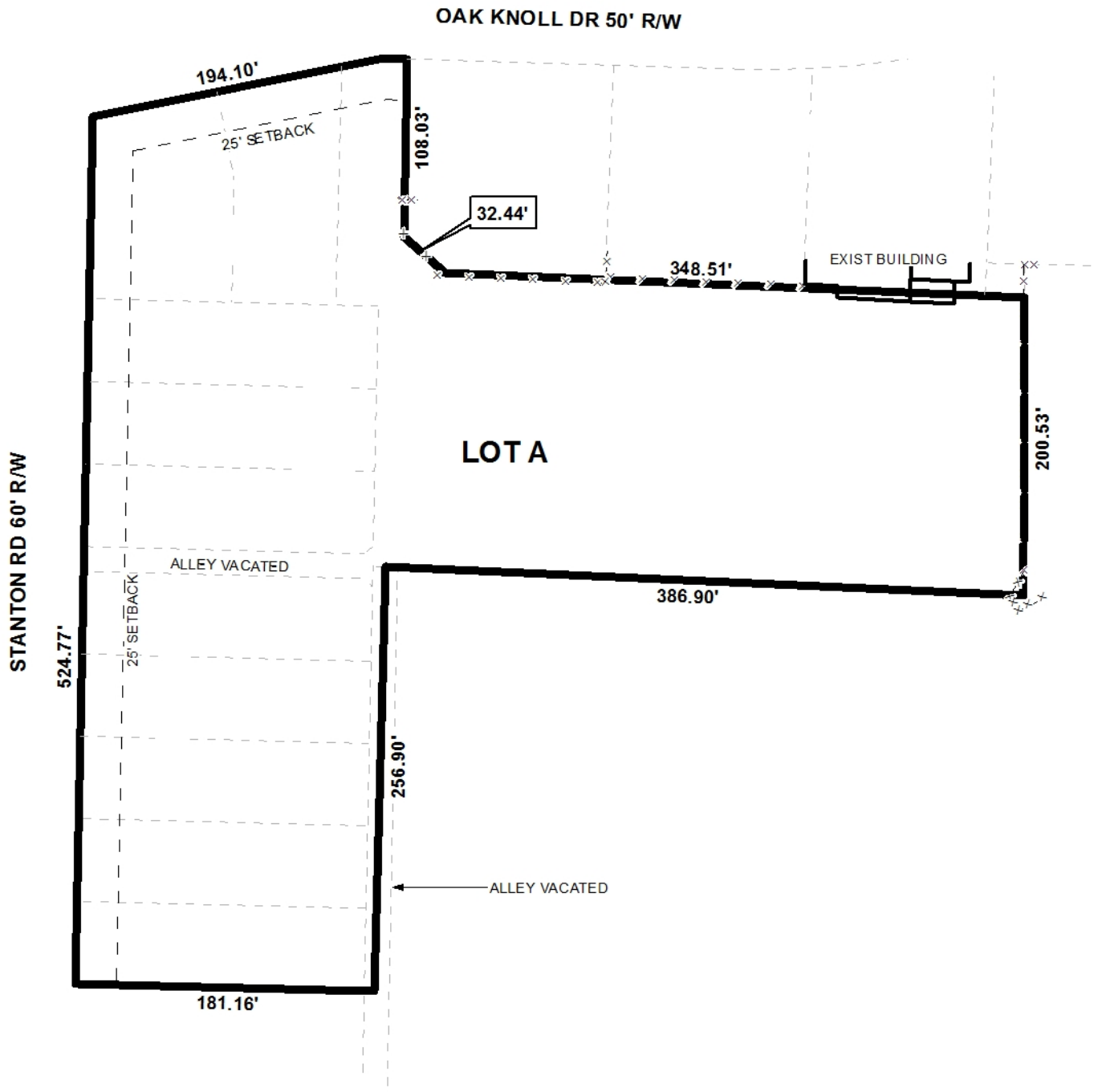
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APPLICATION NUMBER 3 DATE September 15, 2016



DETAIL SITE PLAN



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