

RAY'S ADDITION TO STANTON ROAD SUBDIVISION

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer:

1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).
2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat.
3. Add a note to the Plat stating that 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).
4. Add a note to the plat any development or land disturbing activity on this LOT will require a Land Disturbance Permit; and any work within the Stanton Road or Oak Knoll Drive ROW will require a ROW Permit.
5. Installation of a sidewalk along Oak Knoll Drive, which will require a ROW Permit from the Engineering Department.
6. Remove the existing asphalt located behind the existing valley gutter at Lot 1 of Holberg Subdivision.
7. Add the bearing and distance label to the proposed east property line.
8. Any ROW (such as a radii at the corner of Stanton Road and Oak Knoll Drive) that is required by the Planning Commission shall be shown as dedicated to the City of Mobile on the Plat.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

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

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

The purpose of this application is to combine 10 lots, one metes and bounds parcel and two vacated rights-of-way into one legal lot of record.

The site fronts onto two streets, Stanton Road and Oak Knoll Drive. The existing right-of-ways for Stanton Road meets the minimum requirements, thus no dedication will be required. However, as illustrated a variable right-of-way along Oak Knoll Drive on the preliminary plat, Section V.B.14. of the Subdivision Regulations require 60-feet of right-of-way; therefore, dedication to provide 30-feet from the centerline of Oak Knoll Drive would be required.

In addition, the property was rezoned B-1, Buffer Business in 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 not depicted from all rights-of-way; therefore, should be illustrated on the Final Plat. The lot size is labeled on the preliminary plat and should be retained on the Final Plat.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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

- 1) depiction of the 25-foot minimum building setback line from all street frontages on the Final Plat;
- 2) placement of a note on the Final Plat stating the approval of a Planned Unit Development application prior to the issuance of any building or land Disturbance permits;
- 3) placement of a note on the Final Plat stating that the site is denied access to Oak Knoll Drive;
- 4) retention of the labeling of the lot with its size in square feet, as shown on the preliminary plat;
- 5) placement of a 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;
- 6) compliance with Engineering comments (*Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. Add a note to the Plat stating that 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). Add a note to the plat any development or land disturbing activity on this LOT will require a Land Disturbance*

Permit; and any work within the Stanton Road or Oak Knoll Drive ROW will require a ROW Permit. Installation of a sidewalk along Oak Knoll Drive, which will require a ROW Permit from the Engineering Department. Remove the existing asphalt located behind the existing valley gutter at Lot 1 of Holberg Subdivision. Add the bearing and distance label to the proposed east property line. Any ROW (such as a radii at the corner of Stanton Road and Oak Knoll Drive) that is required by the Planning Commission shall be shown as dedicated to the City of Mobile on the Plat.);

- 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 61-929 and City Code Chapters 57 and 64).);*
- 8) *compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) *compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 10) *the provision of a 6-foot high privacy fence and a vegetative buffer if developed commercially; and*
- 11) *approval of all applicable federal, state and local agencies for floodplain issues prior to the issuance of any permits or land disturbance activities.*

LOCATOR MAP



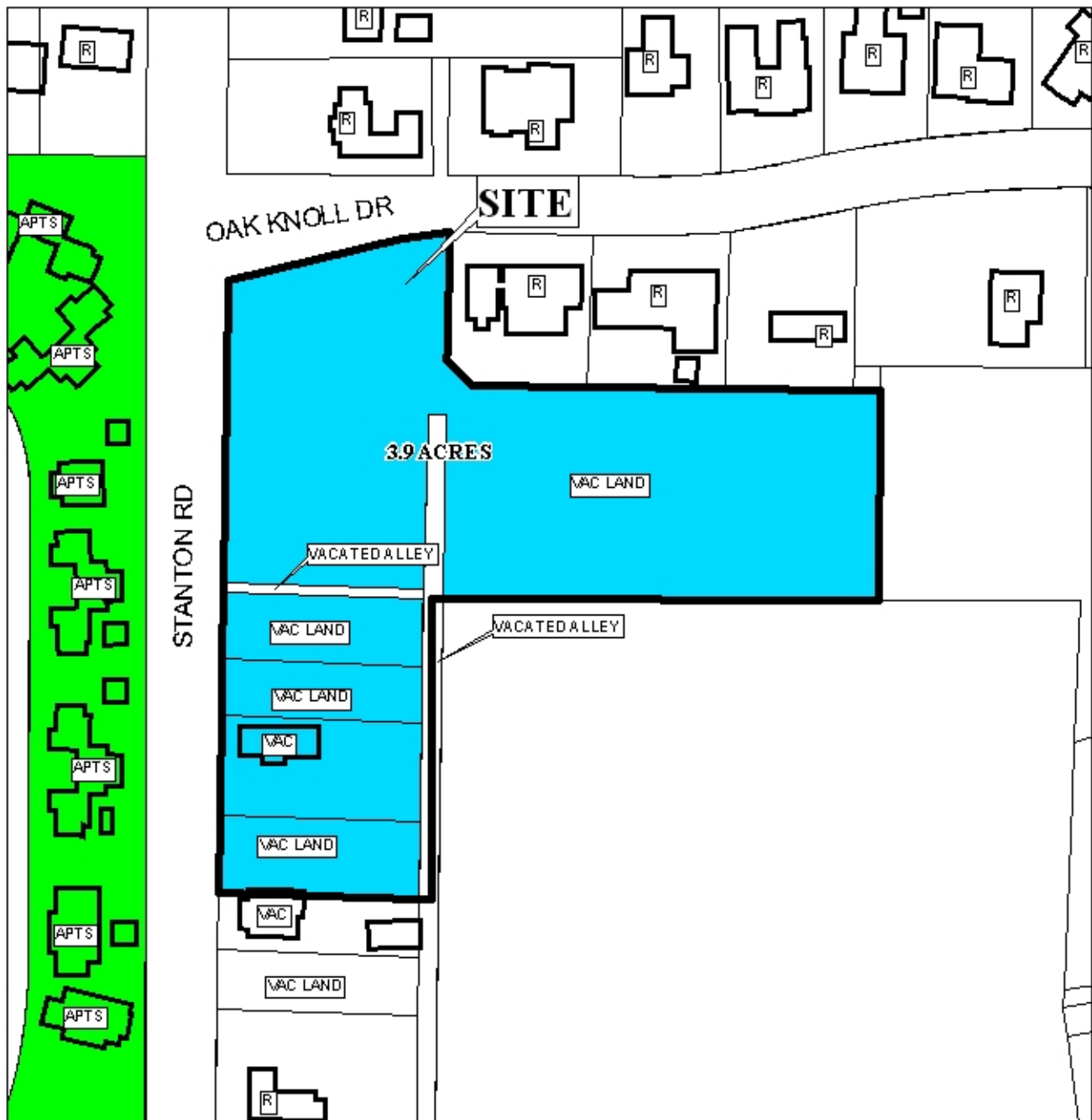
APPLICATION NUMBER 7 DATE January 3, 2013

APPLICANT Stanton Road Subdivision, Ray's Addition to

REQUEST Subdivision



STANTON ROAD SUBDIVISION, RAY'S ADDITION TO



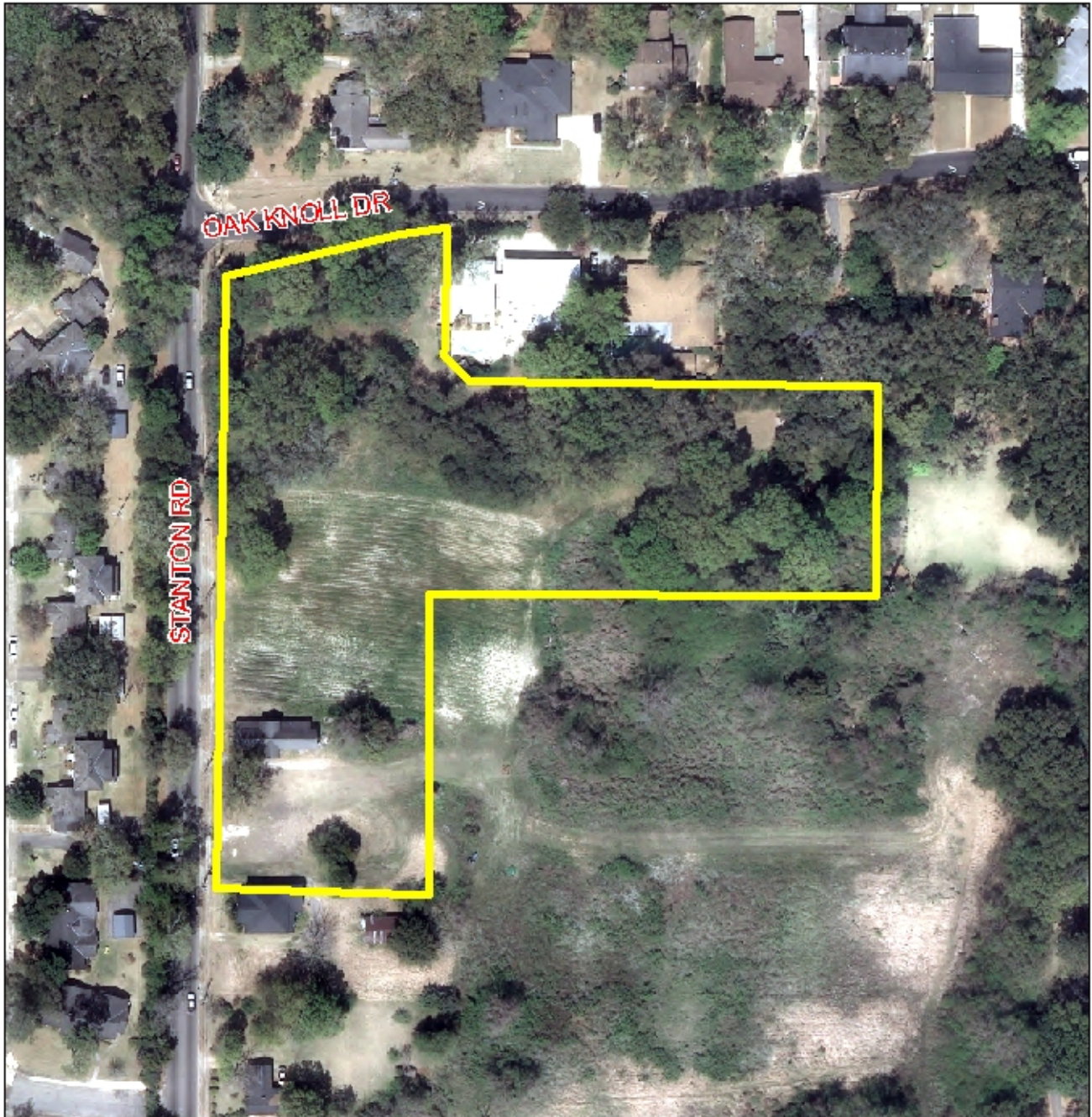
APPLICATION NUMBER 7 DATE January 3, 2013

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



STANTON ROAD SUBDIVISION, RAY'S ADDITION TO



APPLICATION NUMBER 7 DATE January 3, 2013

