



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 27, 2018

Lyle Stokely
9750 Harmony Ridge Cir N
Semmes, AL 36575

Re: 1451 & 1459 Government Street and 1458 Church Street

(Southwest corner of Government Street and Stocking Street, extending to the North side of Church Street, 200'+ West of Stocking Street).

Council District 2

SUB-000711-2018

Stokley Corner Subdivision

2 Lots / 1.3± Acre

Dear Applicant(s):

At its meeting November 15, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Sections V.D.2. and V.D.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) revision of the plat to illustrate dedication of a 25' corner radius at the intersection of Government Street and Stocking Street, per Section V.D.6. of the Subdivision regulations;
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or placement of a table on the Final Plat providing the same information, adjusted for dedication;
- 3) placement of a note on the Final Plat stating Lot 1 is limited to its existing curb cuts(s), and Lot 2 is limited to one (1) curb cut each to Government Street and Church Street, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) retention of the 25' minimum building setback line along all street frontages, adjusted for dedication;
- 5) compliance with Engineering comments: (***FINAL PLAT COMMENTS*** *should be addressed prior to submitting the FINAL PLAT for review and/or 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) Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage. C) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D) 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. E) 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

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of a Land Disturbance permit. F) 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. G) Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. H) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. I) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);

- 6) placement of a note on the Final Plat to comply with the following Traffic Engineering comments: *(Government Street (US Highway 90) is an ALDOT maintained roadway. Lot 1 is limited to one curb cut to Government Street and no more than two curb cuts to Stocking Street. Lot 2 is limited to one curb cut to Church Street. Driveway size, location and design to be approved by ALDOT (where applicable) and 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). 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.);*
- 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).); and,*
- 9) completion of the Subdivision process prior to any requests for new construction.

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.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

Cc: Polysurveying & Engineering