



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 12, 2016

Lane Development & Investments
19940 State Highway 181
Fairhope, AL 36532

Re: 4601 Moffett Road
(Southeast corner of Moffett Road and Forest Cove Drive).
Council District 7
SUB2016-00065
Hands of Hope Health Care Subdivision
4 Lots / 4.4± Acres

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

At its meeting on July 7, 2016, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Moffett Road, with the size, location and design to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards, or as directed by ALDOT;
- 2) placement of a note on the Final Plat stating that Lot 1 is allowed one curb cut to Forest Cove Drive if necessary, or as directed by ALDOT, with size, location, and design to be approved by Traffic Engineering and comply to AASHTO standards;
- 3) retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) retention of the 25' minimum building setback line along both street frontages on the Final Plat;
- 5) subject to the Engineering comments: *[The following 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. Clarify the Site Location within the Vicinity Map. C. Label the existing lot information on the west side of Forest Cove Dr. to clarify the POC. D. Provide the tie distance/bearing from the POC to the POB. E. Review and revise the written legal description for the curve data (delta angle info) and remove the “?” from the following “...SAID POINT BEING THE P.C.?...”. F. Provide and label the monument set or found at each subdivision corner. G. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering 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. Remove the County Engineering Department statement from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. L. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. M. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.];

- 6) subject to the Traffic Engineering comments: [Moffet Road (US Highway 98) is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. It is recommended that the previous denial of access to Forest Cove Drive be overturned, and access granted in the event that ALDOT restricts access on Moffet Road. Required 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) subject to 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) subject to 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.

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.

Hands of Hope Health Care Subdivision
July 12, 2016

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: 

Richard Olsen
Deputy Director of Planning

cc: Polysurveying & Engineering, Inc.