



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 22, 2015

Waffle House, Inc.
c/o Russ Holland
5986 Financial Dr.
Norcross, GA 30071

Re: 4959 & 4963 Moffett Road
(South side of Moffett Road extending to the North side of Overlook Road).
Council District 1
SUB2015-00049
Moffett Road Waffle House Subdivision
1 Lot / 0.5± Acre

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

At its meeting May 21, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) **Dedication of right-of-way to provide 50' as measured from the centerline of Moffett Road; if necessary**
- 2) **Dedication of right-of-way to provide 25' as measured from the centerline of Overlook Road; if necessary**
- 3) **Revision of the minimum building setback lines to reflect either a minimum distance of 25' along all street frontages, or as approved at the May 2015 meeting of the Board of Zoning Adjustments;**
- 4) **Revision of the Final Plat to depict a corner radius along each street corner, in compliance with Section V.D.6, if determined necessary by the City Engineer;**
- 5) **Placement of a note on the Final Plat stating that the lot is limited to 1 curb-cut each on both Moffett Road and Overlook Road, with the size, design or location to be approved by Traffic Engineering and ALDOT conform to AASHTO standards;**
- 6) **Revision of the lot size information to be depicted in both square feet and in acres on the Final Plat;**

- 7) **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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);*
- 8) **Compliance with Engineering Comments and placement as a note on the Final Plat:** *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Clarify the area between the "WEST LINE OF OVERLOOK ROAD PER ROW MAP" and the east property line of the proposed subdivision. B. 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. C. 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. D. 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. E. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. H. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 9) **Compliance with Traffic Engineering Comments:** *(Moffett Road (US Highway 98) is an ALDOT maintained roadway, and thus requires approval for any changes proposed in the right-of-way. Site is limited to a maximum of one curb cut per street frontage, with 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.); and*
- 10) **Labelling of the minimum right-of-way width for all abutting streets.**

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

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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.

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: Henry Michael Hoffman
Rowe Surveying