

MOFFETT WESTERN SUBDIVISION

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. Add a legible street name for Moffett Road to the vicinity map.
- C. Review and revise the written legal description and the bearing and distance labels to include the required curve data for each of the two (2) curves.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- F. Provide the Surveyor's Certificate and Signature.
- 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. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- L. 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: Moffett Road is an ALDOT maintained roadway. Lot is limited to no more than 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. 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.

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-Rescue 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.

Map for Mobile Development Area(s) and Intent: Industrial

- Minimize impacts to adjacent properties
- Connect to major infrastructure for ease of major industry
- Better streetscaping and aesthetic improvements
- Connect to nearby areas through transit accommodation for ease of workers' access

The plat illustrates the proposed 1-lot, 0.8± acre subdivision which is located on the Northwest corner of Moffett Road and Western Drive within Council District 1. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create one legal lot of record from one metes-and-bounds parcel.

The proposed lot fronts Moffett Road, a major street and Western Drive, a minor street with curb and gutter. As a major street, Moffett Road requires a 100' right-of-way width. As a minor street with curb and gutter, Western Drive requires a 50' right-of-way width. Moffett Road is depicted as having a 100' right-of-way width and Western Drive is depicted as having a 50' right-of-way width on the preliminary plat making no dedications necessary and, if approved should be retained on the Final Plat. The preliminary plat illustrates dedication of the corner radii as per Section V.D.6. of the Subdivision Regulations. If approved, the dedication should also be illustrated on the Final Plat.

The preliminary plat depicts a 25' minimum building setback line along Moffett Road and a 20' minimum building setback line along Western Drive. Section V.D.9. of the Subdivision Regulations requires a 25' setback along all street frontages, however, Zoning Ordinance Section 64-4.D.3. allows for a 20' side yard. Thus Section V.D.9. of the Subdivision Regulations should be waived to allow for setbacks compliant with the Zoning Ordinance. If approved, these setbacks should be retained on the Final Plat.

The proposed lots exceed the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems according to Section V.D.2. of the Subdivision Regulations. The Final Plat, if approved, should retain the lot size information in both square feet and in acres.

As noted in Traffic Engineering comments, Moffett Road is an ALDOT controlled facility. Therefore, a note should be placed on the Final Plat, if approved, stating that the proposed Lot 1 is limited to one curb cut to Moffett Road and one to Western Drive, with any changes to the size, design and location to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.

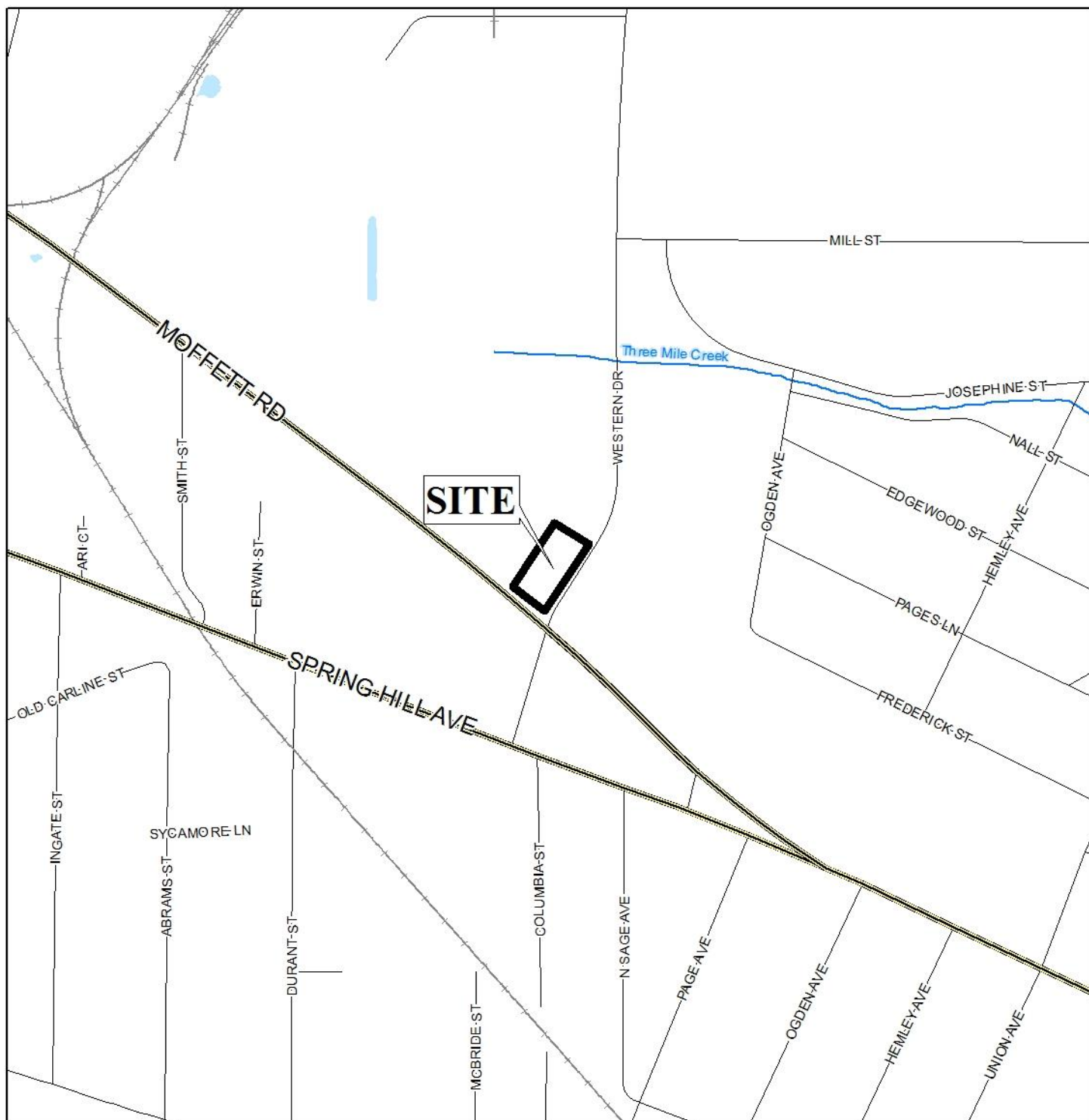
Finally, as the review for Subdivision compliance does not consider any proposed use or improvements of the property, an analysis of compliance with the Map for Mobile recommendations cannot be made.

Based upon the preceding, and with a waiver of Section V.D.9. of the Subdivision Regulations to allow for Zoning Ordinance compliant front setbacks, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the 100' right-of-way width along Moffett Road and the 50' right-of-way width along Western Drive
- 2) Retention of the 25' minimum building setback line along Moffett Road and the 20' minimum building setback line along Western Drive;
- 3) Retention of the dedication of corner radii of Western Drive and Moffett Road per Section V.D.6. of the Subdivision Regulations;
- 4) Retention of lot size information in both square feet and acres,
- 5) Placement of a note on the Final Plat stating that the proposed Lot 1 is limited to no more than 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;
- 6) 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. Add a legible street name for Moffett Road to the vicinity map. C. Review and revise the written legal description and the bearing and distance labels to include the required curve data for each of the two (2) curves. D. Provide and label the monument set or found at each subdivision corner. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. 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. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. L. 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.);*
- 7) Compliance with Traffic Engineering comments (*Moffett Road is an ALDOT maintained roadway. Lot is limited to no more than 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. 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.);*
- 8) 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).; and*

- 9) Compliance with Fire Department comments and placement of a note (*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 2 DATE October 6, 2016

APPLICANT Moffett Western Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



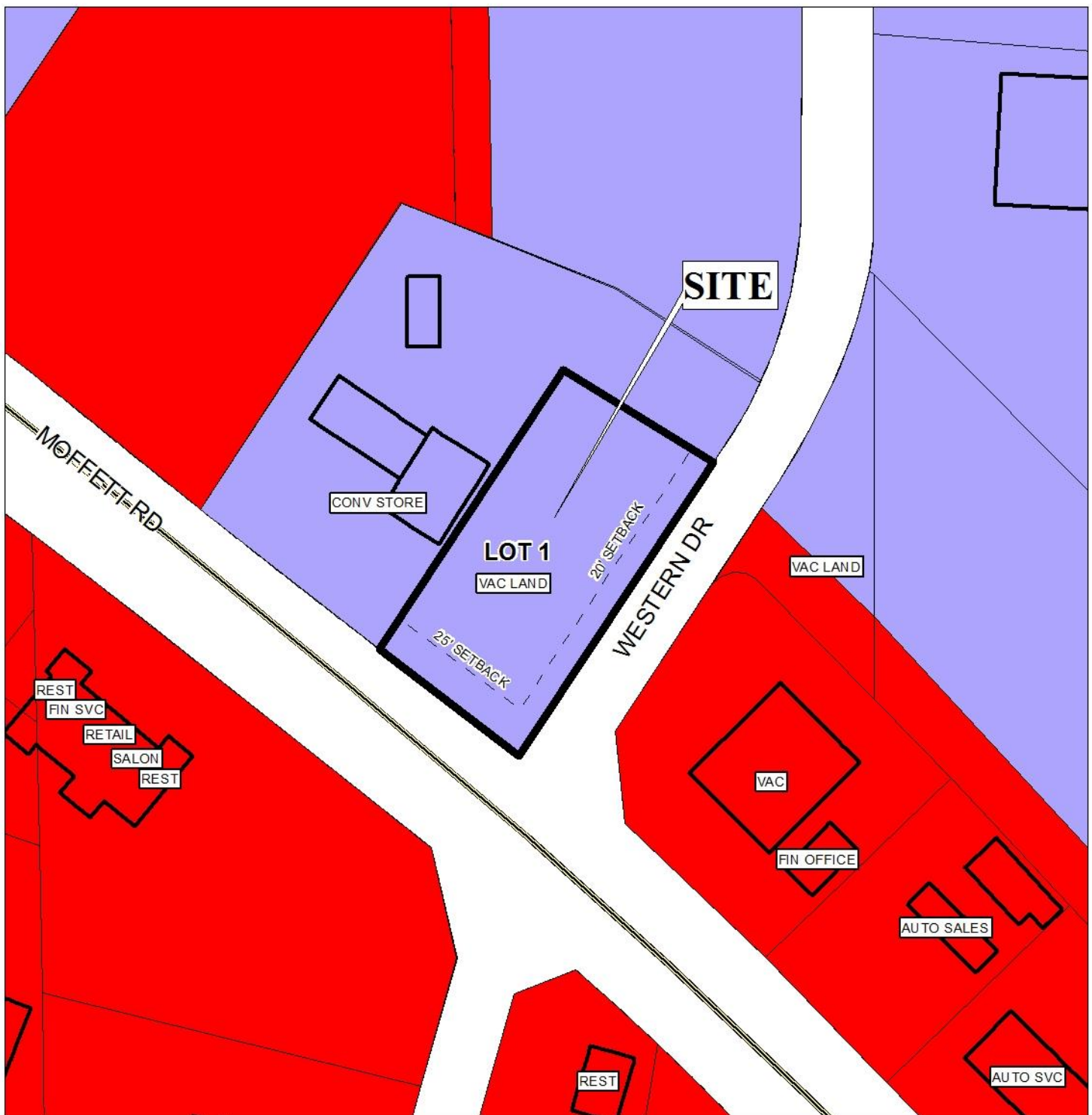
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APPLICANT Moffett Western Subdivision

REQUEST Subdivision



MOFFETT WESTERN SUBDIVISION



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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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