

HANDS OF HOPE HEALTH CARE SUBDIVISION

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.

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.

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 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).

MAWWS Comments: No comments.

The plat illustrates the proposed 4-lot, 4.4± acre subdivision, which is located at the Southeast corner of Moffett Road and Forest Cove Drive, in Council District 7. The applicant states the site is served by city water and sewer services.

The purpose of this application is to subdivide an existing metes-and-bounds parcel into four legal lots of record. The site is currently undeveloped.

The site is located on Moffett Road which is indicated as a Suburban Corridor on the Development Framework Map - Corridors and Centers of the Map for Mobile. The Map for Mobile states that the development framework map and development area descriptions serve as a guide for future land use and design decisions and also for decisions regarding public improvements and projects. While the site is not specifically designated as a center, but rather within a Suburban Neighborhood, development should follow the guidelines and intent of a Suburban Neighborhood.

SUBURBAN CORRIDOR

Intent

- Accommodation of all users: automobiles, bicycle, pedestrian and transit
- Greater connectivity to surrounding neighborhoods
- Developments concentrated in centers rather than in strips along the corridor
- Eventual increase in density with residential above retail and services
- Increased streetscaping
- Improve traffic flow

SUBURBAN NEIGHBORHOOD

Intent

- Emphasize connectivity to surrounding neighborhoods and close services and retail
- Accommodation of pedestrian and bicycle traffic in addition to automobiles
- Appropriate scaled infill development to complement existing character of neighborhoods

A consultant has been hired to review and rewrite the Zoning Ordinance and Subdivision Regulations, as well as develop a new Major Street Plan Map and General Land Use Plan Map. This will be a 24-30 month process. Until that project is completed and the new documents are adopted, we continue to operate under the existing Zoning Ordinance and Subdivision Regulations. It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Thus, as this request is

solely related to the subdivision of property, not the use of the property, application of the Map for Mobile principles may not be appropriate.

The site was the subject of the one-lot Forrest Cove Park Subdivision, approved in June 2003, extended in 2004 and 2005, but denied extension in 2006. The subdivision subsequently expired. In conjunction with that Subdivision application, a Rezoning request from R-1, Single-Family Residential, to B-2, Neighborhood Business, was also heard and recommended for approval, modified to LB-2, Limited Neighborhood Business. That Rezoning was approved by the City Council in July, 2004.

The site fronts onto Moffett Road with a compliant 100' right-of-way, and Forest Cove Drive with a compliant 50' right-of-way. A compliant 25' corner radius is also indicated along the right-of-way. Therefore, no dedication would be required. Moffett Road is US Highway 90 and is thus, under the purview of ALDOT. ALDOT is implementing a street access management plan for highways and may be more restrictive than the City of Mobile standards. As a means of access management, each lot should be limited to one curb cut to Moffett Road, with the driveway size, location and design to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards. Lot 1 should be denied access to Forest Cove Drive.

Each lot meets the minimum area and width requirements of the Subdivision Regulations. As on the preliminary plat, the Final Plat should also label each lot with its size in both square feet and acres, or a table should be furnished on the Final Plat providing the same information. And as on the preliminary plat, the 25' minimum building setback line should also be illustrated on the Final Plat along both street frontages.

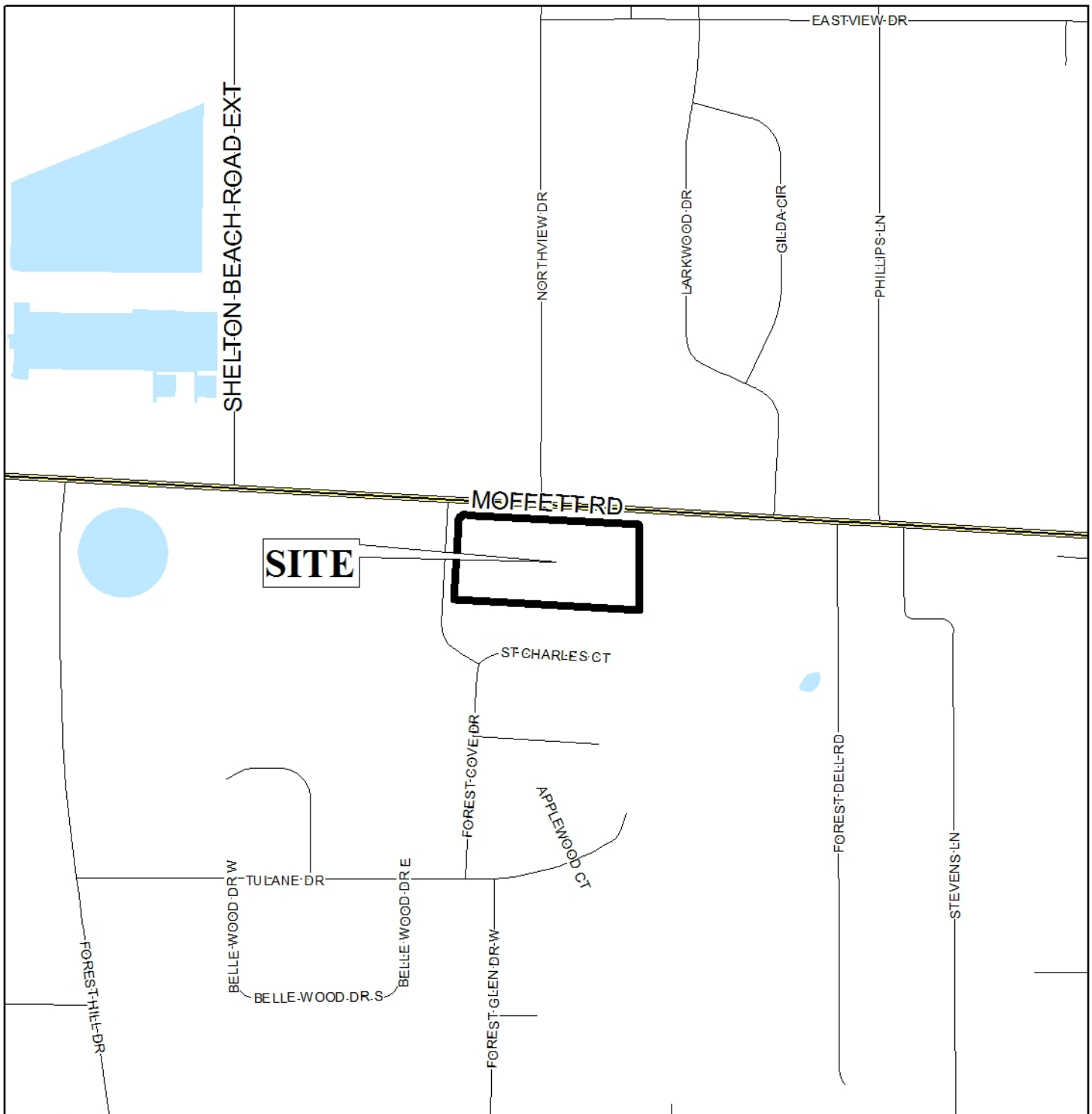
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 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 denied direct access to Forest Cove Drive, or as directed by ALDOT;
- 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).]

LOCATOR MAP



APPLICATION NUMBER 6 DATE July 7, 2016

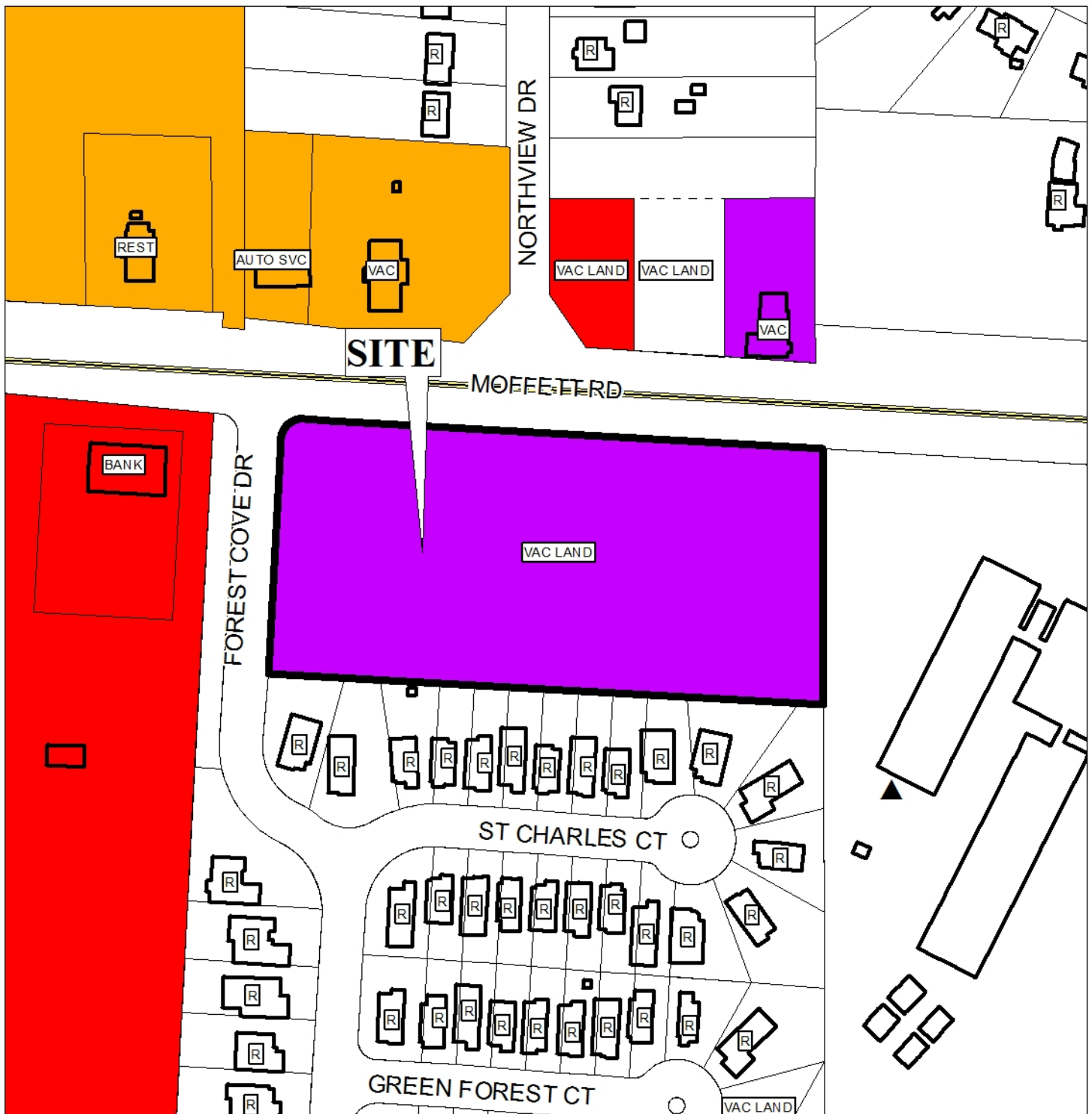
APPLICANT Hands of Hope Health Care Subdivision

REQUEST Subdivision



NTS

HANDS OF HOPE HEALTH CARE SUBDIVISION



APPLICATION NUMBER 6 DATE July 7, 2016

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



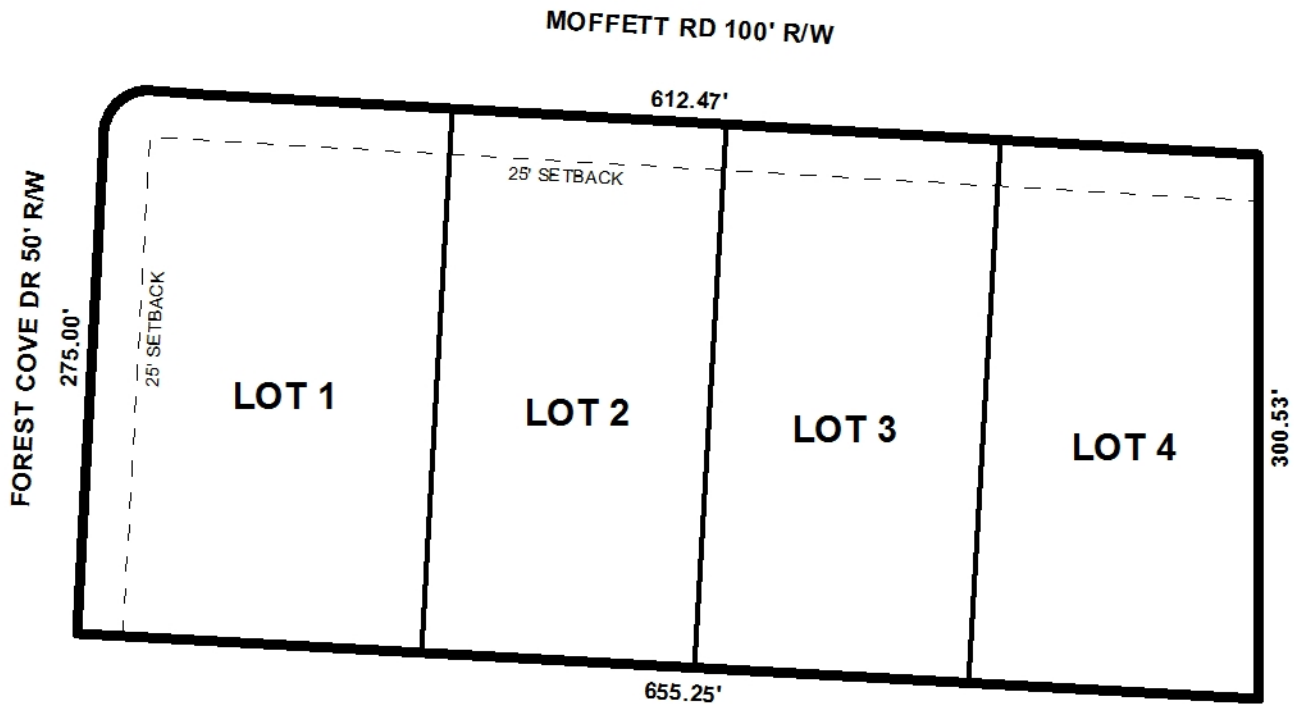
HANDS OF HOPE HEALTH CARE SUBDIVISION



APPLICATION NUMBER 6 DATE July 7, 2016



DETAIL SITE PLAN



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REQUEST Subdivision

