

## **CIRCLE COURT DRIVE SUBDIVISION, ADDITION**

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. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- C. Show and label all flood zones. The current FEMA map indicates areas of X (shaded).
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- E. According to the preliminary 2019 FEMA map the AE and X (shaded) flood zone boundary is proposed to be revised to include additional area. Also, any change to a flood zone may necessitate additional City of Mobile code requirements including, but not limited to, enforcement of the new base flood elevation. The 2019 FEMA preliminary maps currently indicate a base flood elevation of 11.0 for this parcel.
- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- M. 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.

Traffic Engineering Comments: Each lot is limited to one curb cut with any changes in size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.

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.

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).

The plat illustrates the proposed 2-lot, 5.0± acre subdivision which is located on the West terminus of Circle Court, in Council District 3. The purpose of this application is to create two legal lots of record from five existing legal lots of record. The applicant states the site is served by public water and sewer services

The site has been given a Low Density Residential (LDR) land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semidetached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The site has frontage on Circle Court, a minor paved street. The preliminary plat indicates the right-of-way width of Circle Court to be 30'. However, as a minor paved street not provided with curb and gutter, a minimum 60' right-of-way is required per the Subdivision Regulations. As

such if approved, the Final Plat should be amended to show dedication to provide 30' from the center line along Circle Court. Furthermore, a June 1995 approved subdivision across Circle Court required the dedication of a portion of a cul-de-sac: this application should also provide its appropriate share.

As per the Traffic Engineering comments, Each lot is limited to one curb cut with any changes in size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.

As on the preliminary plat, the lot size label should be retained in both square feet and acres on the Final Plat, or a table should be furnished on the Final Plat providing the same information. No easements are indicated on the preliminary plat. If any easements are recorded on the site they should be indicated and labeled on the Final Plat, and a note should be placed on the Final Plat stating that no structure may be placed or constructed within any easement.

The plat illustrates a 25' minimum building setback for both lots, which should be retained on the Final Plat. If approved, the 25' setback should be retained on the Final Plat.

It should be noted that as proposed, both lots exceed the standards for width-to-depth ratio. Section V.D.3 of the Subdivision Regulations states that lot depth should not exceed 3.5 times the width of the lot at the building setback. As proposed, Lot 1 will be approximately 172' too deep, and Lot 2 will be approximately 456' too deep. Long, narrow lots are common on water frontage, therefore a waiver of Section V.D.3 may be appropriate.

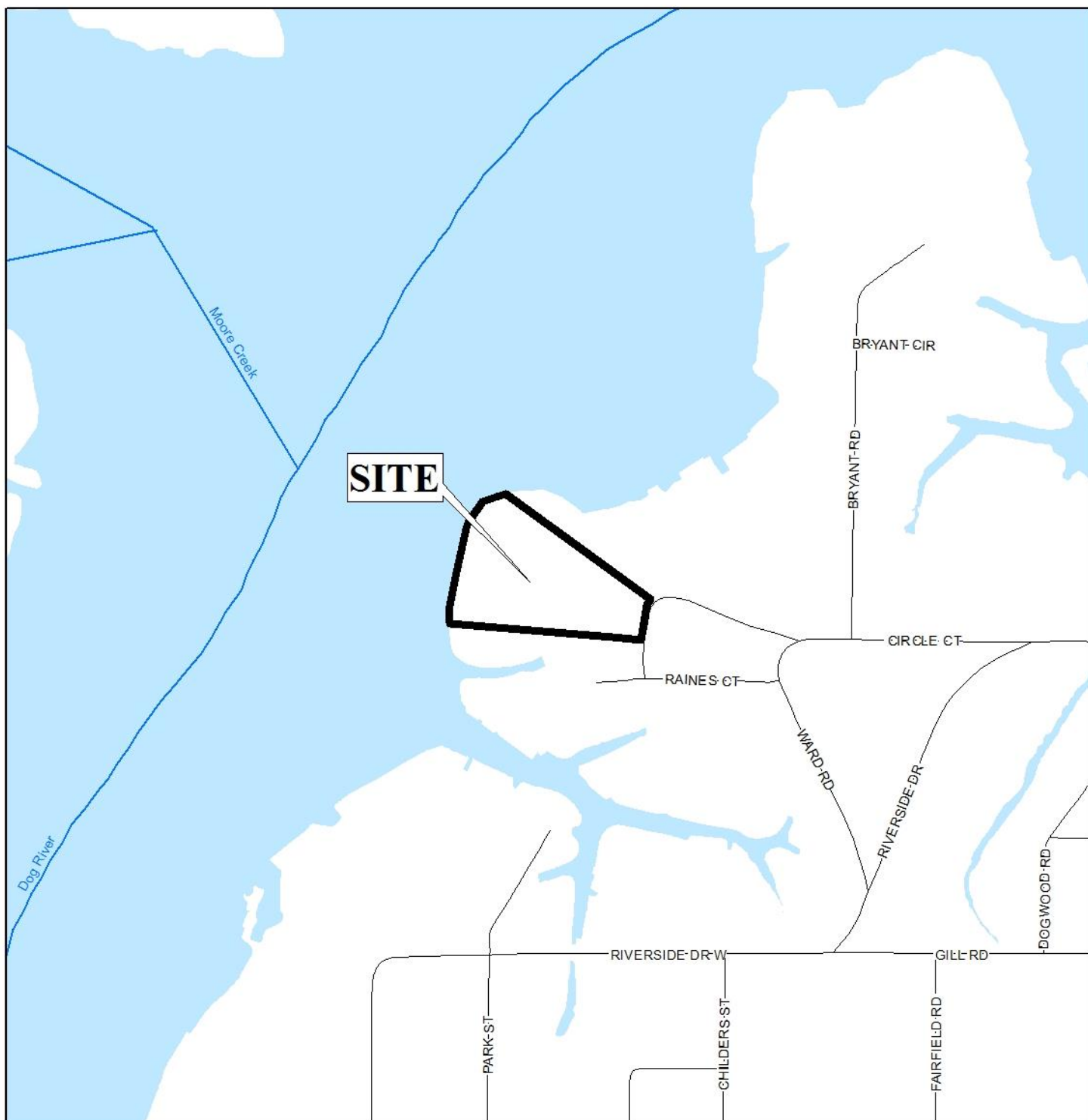
Based on the preceding, this application is recommended for Tentative Approval, with a waiver of Section V.D.3 of the Subdivision Regulations, subject to the following conditions:

- 1) dedication to provide 30' from center line along Circle Court and an appropriate portion of the proposed cul-de-sac on the Final Plat;
- 2) retention of the 25' minimum building setback line along Circle Court, adjusted for dedication;
- 3) retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 4) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement (if applicable);
- 5) compliance with the 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. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. C. Show and label all flood zones. The current FEMA map indicates areas of X (shaded). D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. According to the preliminary 2019 FEMA map the AE and X (shaded) flood zone boundary is proposed to be revised to include additional*

area. Also, any change to a flood zone may necessitate additional City of Mobile code requirements including, but not limited to, enforcement of the new base flood elevation. The 2019 FEMA preliminary maps currently indicate a base flood elevation of 11.0 for this parcel. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. 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. H. 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. I. 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. J. 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. K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M. 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 stating the Traffic Engineering comments: (Each lot is limited to one curb cut with any changes in size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.);
- 7) compliance with 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). 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.]; and
- 8) compliance with 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



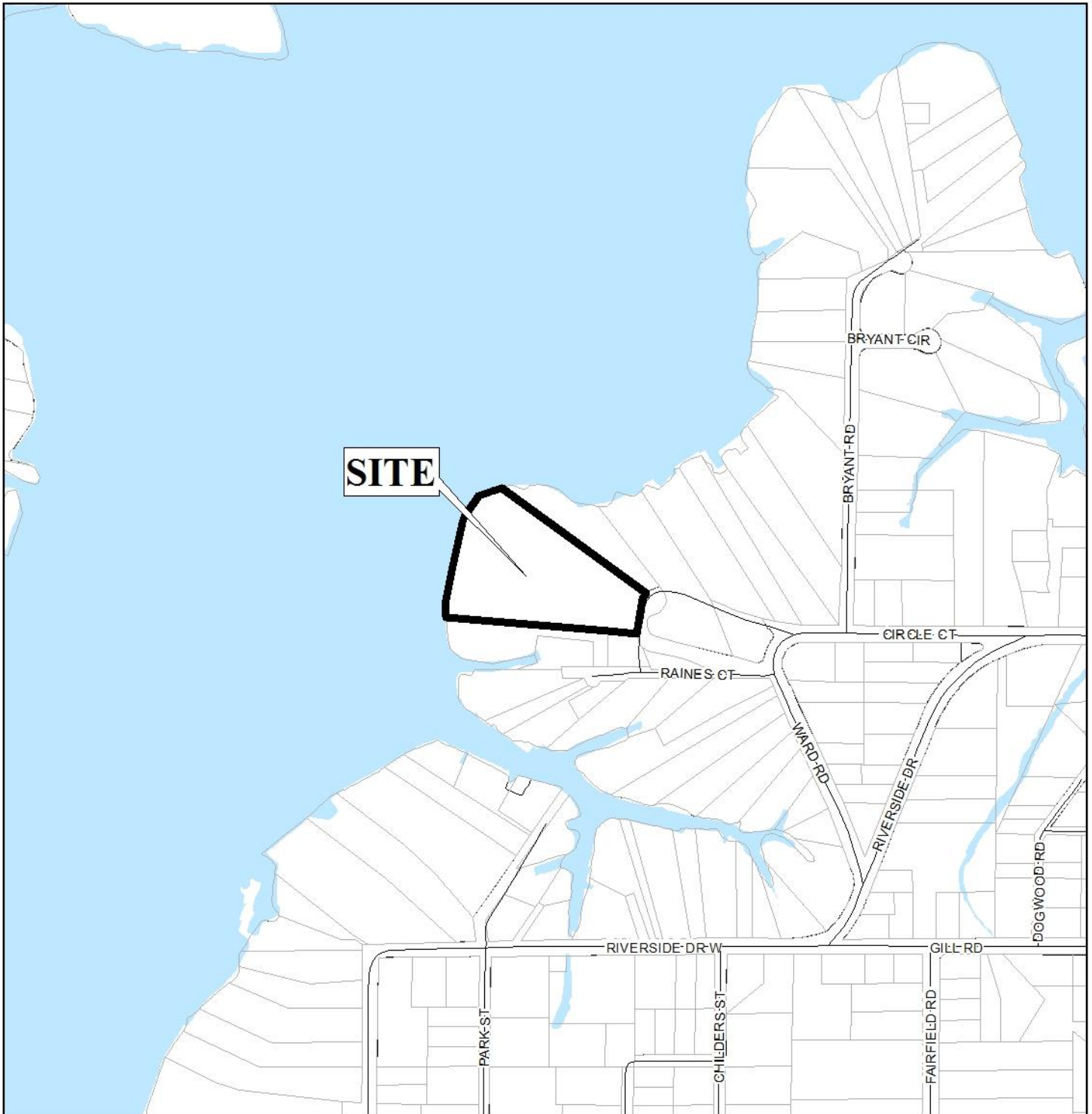
APPLICATION NUMBER 1 DATE June 6, 2019

APPLICANT Circle Court Drive Subdivision, Addition

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 1 DATE June 6, 2019

APPLICANT Circle Court Drive Subdivision, Addition

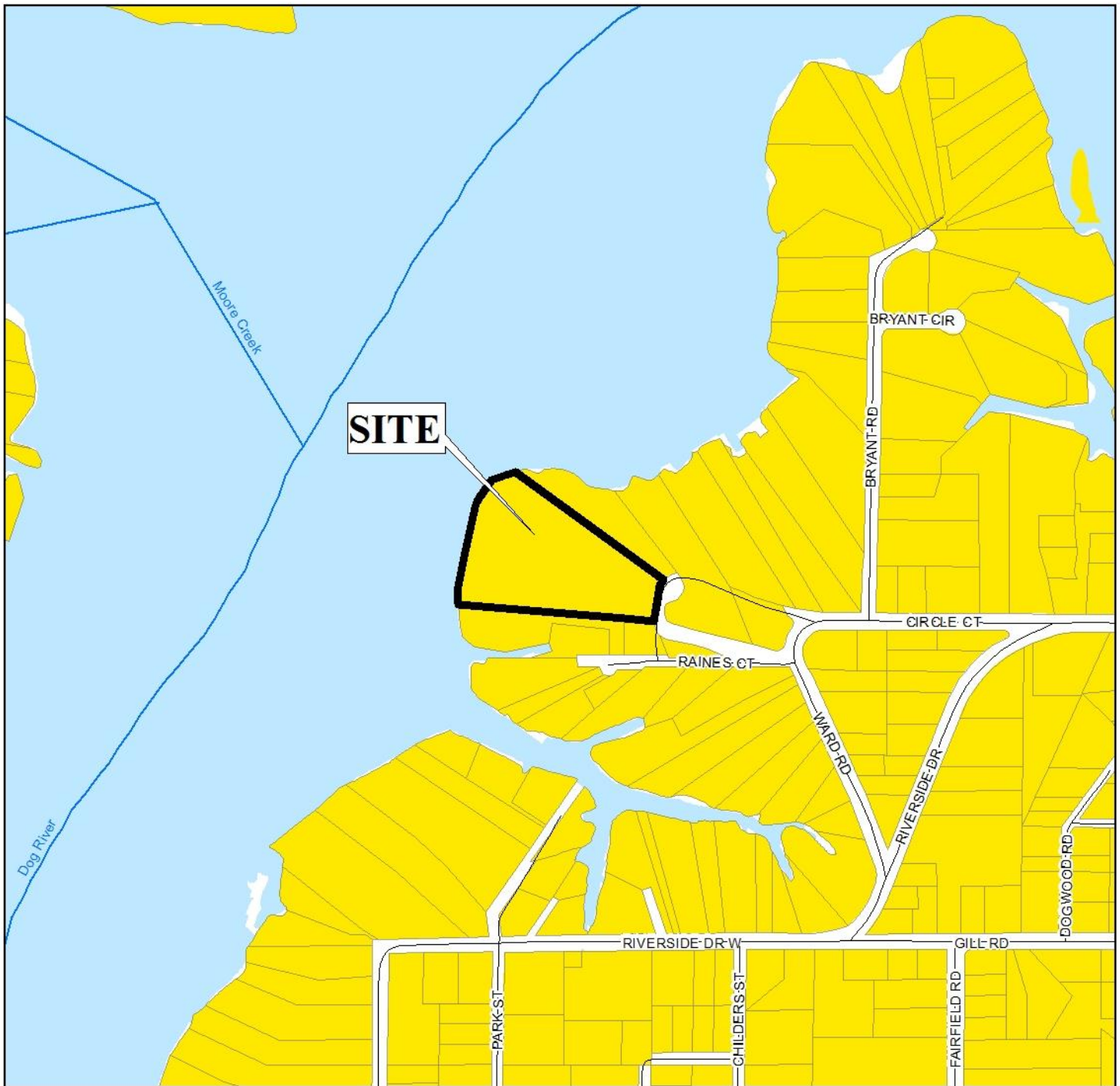
REQUEST Subdivision



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# FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE June 6, 2019

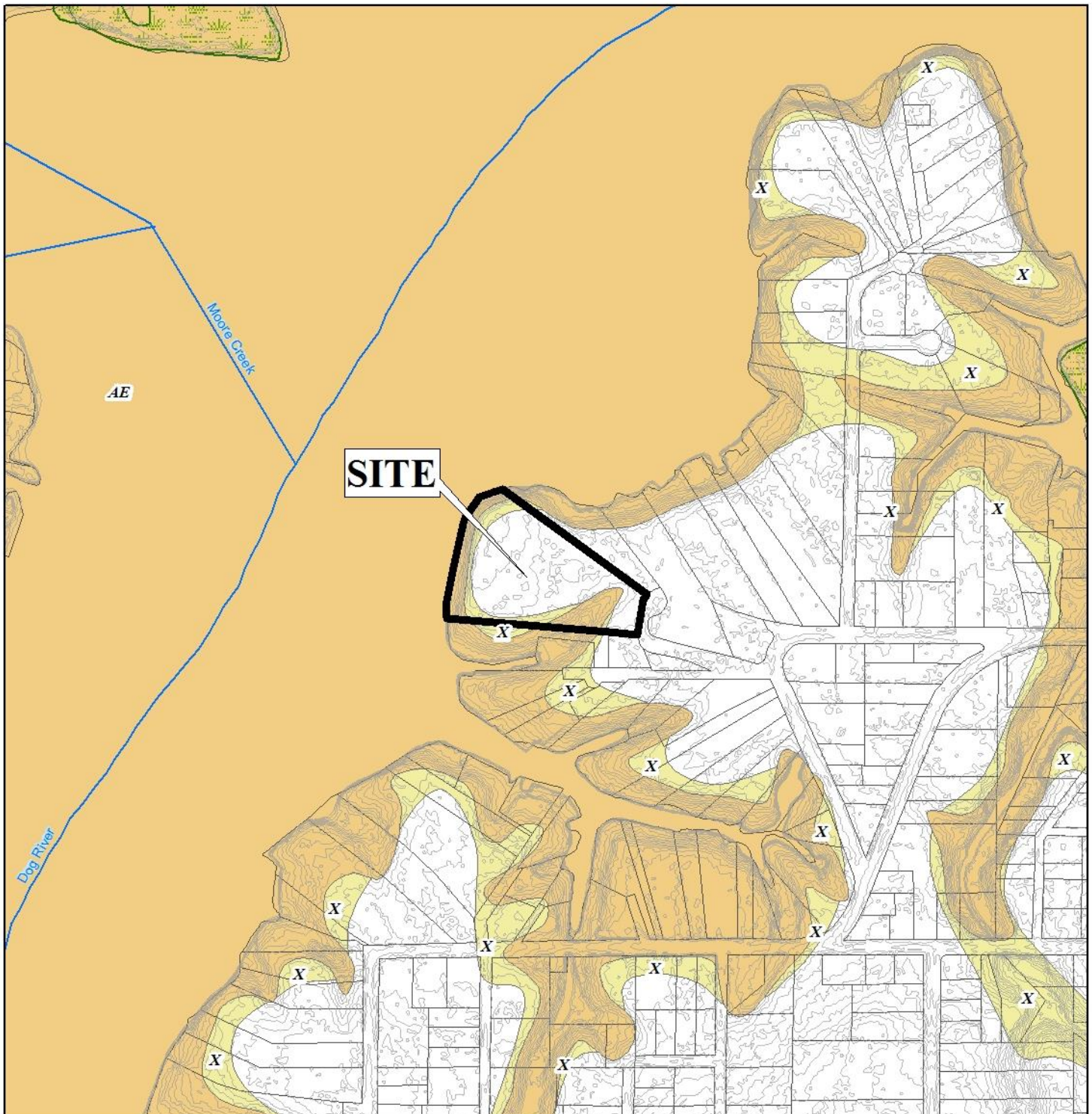
APPLICANT Circle Court Drive Subdivision, Addition

REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 1 DATE June 6, 2019

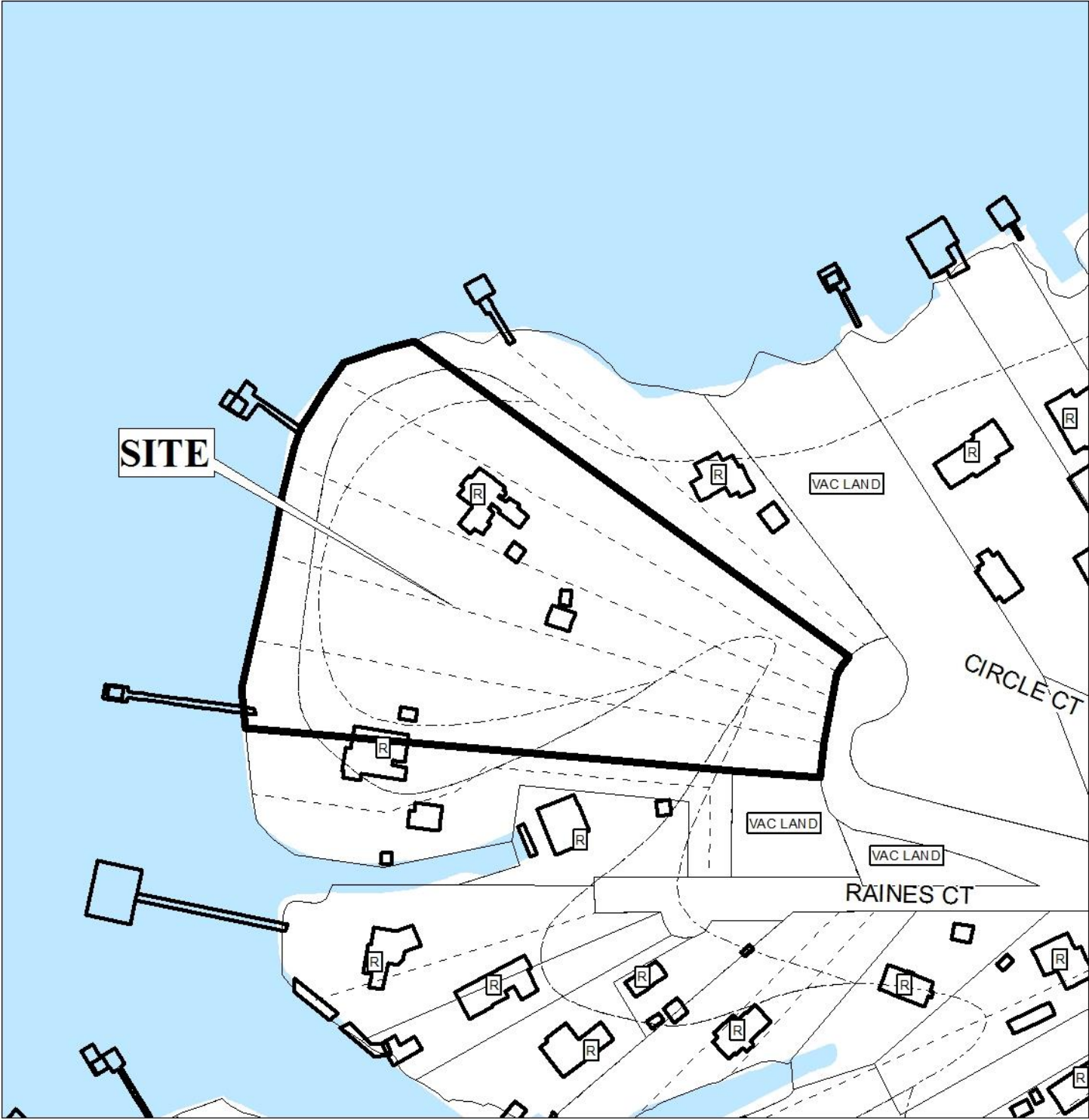
APPLICANT Circle Court Drive Subdivision, Addition

























REQUEST Subdivision





# CIRCLE COURT DRIVE SUBDIVISION, ADDITION



APPLICATION NUMBER		1	DATE		June 6, 2019
	R-A		R-3		T-B
	B-2		B-5		MUN
	R-1		R-B		B-1
	B-3		I-1		OPEN
	R-2		H-B		LB-2
	B-4		I-2		SD
	SD-WH		T5.1		T3
	T4		T5.2		T6



# CIRCLE COURT DRIVE SUBDIVISION, ADDITION

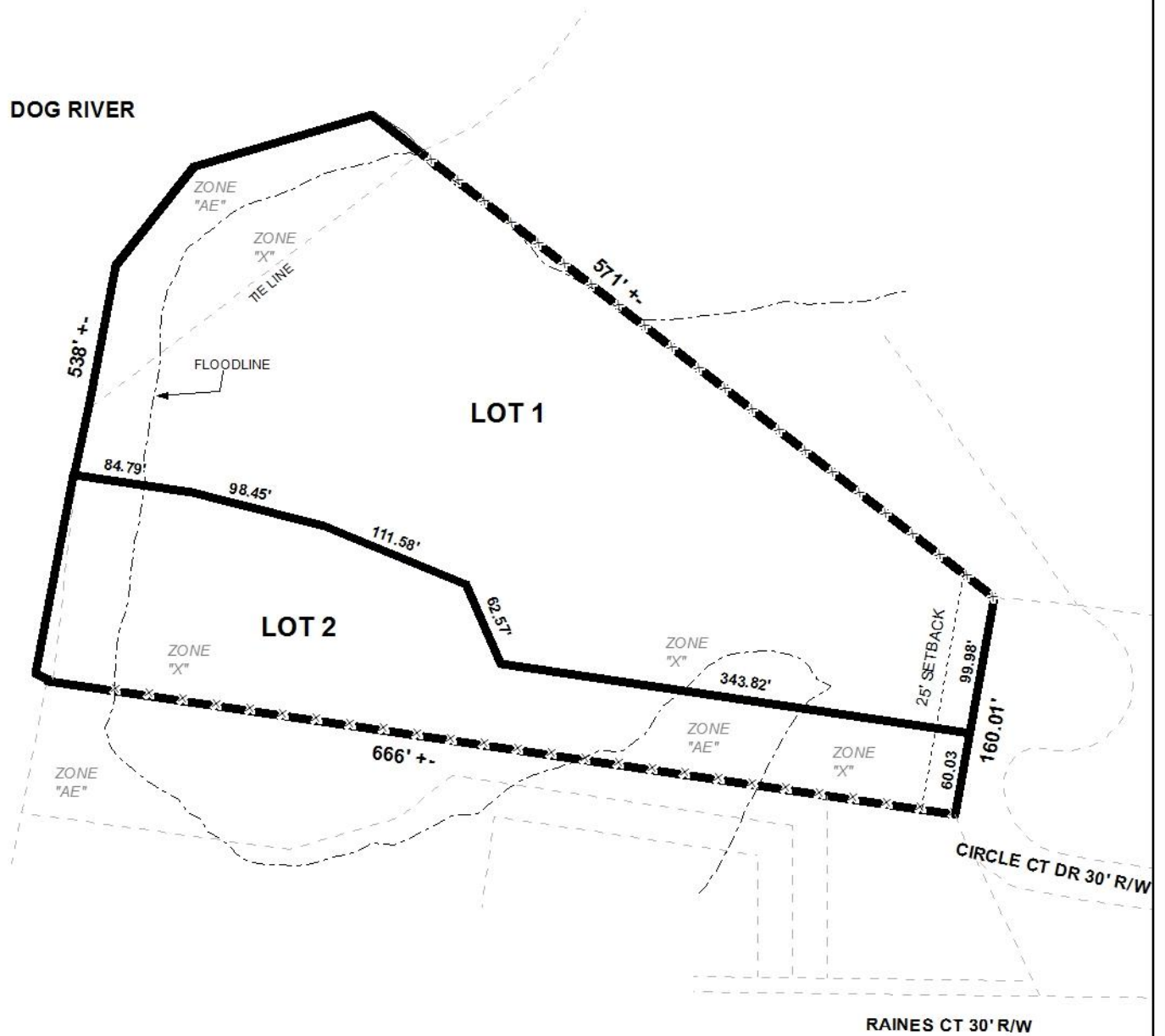


APPLICATION NUMBER 1 DATE June 6, 2019





# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE June 6, 2019

APPLICANT Circle Court Drive Subdivision, Addition

REQUEST Subdivision



NTS

