

CLEAR CREEK SUBDIVISION

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. REMOVE THE MOBILE COUNTY ENGINEERING DEPARTMENT NOTE. THIS PROPOSED SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE.
- 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #65) LOTS 1, 2, & 3 will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control), as follows: LOT 1 – NONE; LOT 2 – NONE, LOT 3 – NONE.
- E. 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.
- F. 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.
- 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 new development or construction, unless a sidewalk waiver is approved.
- H. 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.
- I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- K. 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 to Clear Creek Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Clear Creek Drive must be improved to city street standards prior to issuance of building permits.

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).

The plat illustrates the proposed 1.6 ± acre, 3-lot subdivision which is located at the East side of Clear Creek Drive, 170' ± North of University Avenue. The applicant states that the subdivision is served by public water and sewer facilities. The site is located in Council District 7.

The purpose of this application is to subdivide two legal lot of record into three legal lots.

The site has been given a Low Density Residential land use designation per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. 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.

The Low Density Residential 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 Low Density Residential districts is residential development where the predominant housing type is the single-family housing unit, detached or semi-detached, 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.)

Low Density Residential 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, bike-able 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 proposed lots have frontage onto Clear Creek Drive, a minor street that is improved with asphalt and concrete curb and gutter up to the southern boundary of the site. The site itself is located on the 372' long portion of Clear Creek Drive that this is not paved, and is only a one lane wide gravel drive. The plat depicts Clear Creek Drive as having an existing 50' right-of-way, which is appropriate for a fully improved street. Given that each end of the clear Creek Drive is improved with cubing and gutter, no additional right-of-way should be required. A note

should also be placed on the Final Plat stating that there will be no further subdivision of the lots until access to a paved improved road is provided.

As a means of access management, each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards.

The lot sizes are depicted in square feet and acres. If approved, this information should be retained on the Final Plat.

The 25' minimum building setback lines are depicted on the plat, however the plat should be revised to reflect the 25' minimum building setback lines after dedication.

Based upon the proceeding that application is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the 25' minimum building setback lines;
- 2) retention of the lot sizes in square feet and acres;
- 3) placement of a note on the Final Plat stating there will be no further subdivision of the lots until access to a paved improved road is provided;
- 4) placement of a note on the Final Plat stating that each lot is limited to one curb-cut each with size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards;
- 5) compliance with Engineering comments: *"FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. REMOVE THE MOBILE COUNTY ENGINEERING DEPARTMENT NOTE. THIS PROPOSED SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE. 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #65) LOTS 1, 2, & 3 will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control), as follows: LOT 1 – NONE; LOT 2 – NONE, LOT 3 – NONE. E. 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. F. 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. 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 new development or construction, unless a sidewalk waiver is approved. H. 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. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. 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) *compliance with Traffic Engineering comments: “Each lot is limited to one curb cut to Clear Creek Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Clear Creek Drive must be improved to city street standards prior to issuance of building permits.”;*
 - 7) *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*
 - 8) *compliance with Fire 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).”.*

Revised for the September 20th meeting:

This application was heldover from the September 6th meeting to allow coordination between the Planning and Zoning staff and the Fire Department. The Fire Department has determined that the construction of a fire access road, with corresponding water supply, is required. If the road is a public right-of-way, improvement to city standards would be required. The Fire Department staff provided the following comments:

“The City of Mobile has adopted the 2012 International Fire Code along with related appendix B,C & D with additional amendments listed in the City Municipal code.

2012 IFC sections 503, 507, and appendix D *all give clear guidance on the required installation of fire access roads, fire water supplies and how they relate to structures.*

(503.1.1 Building and Facilities. *Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.)*

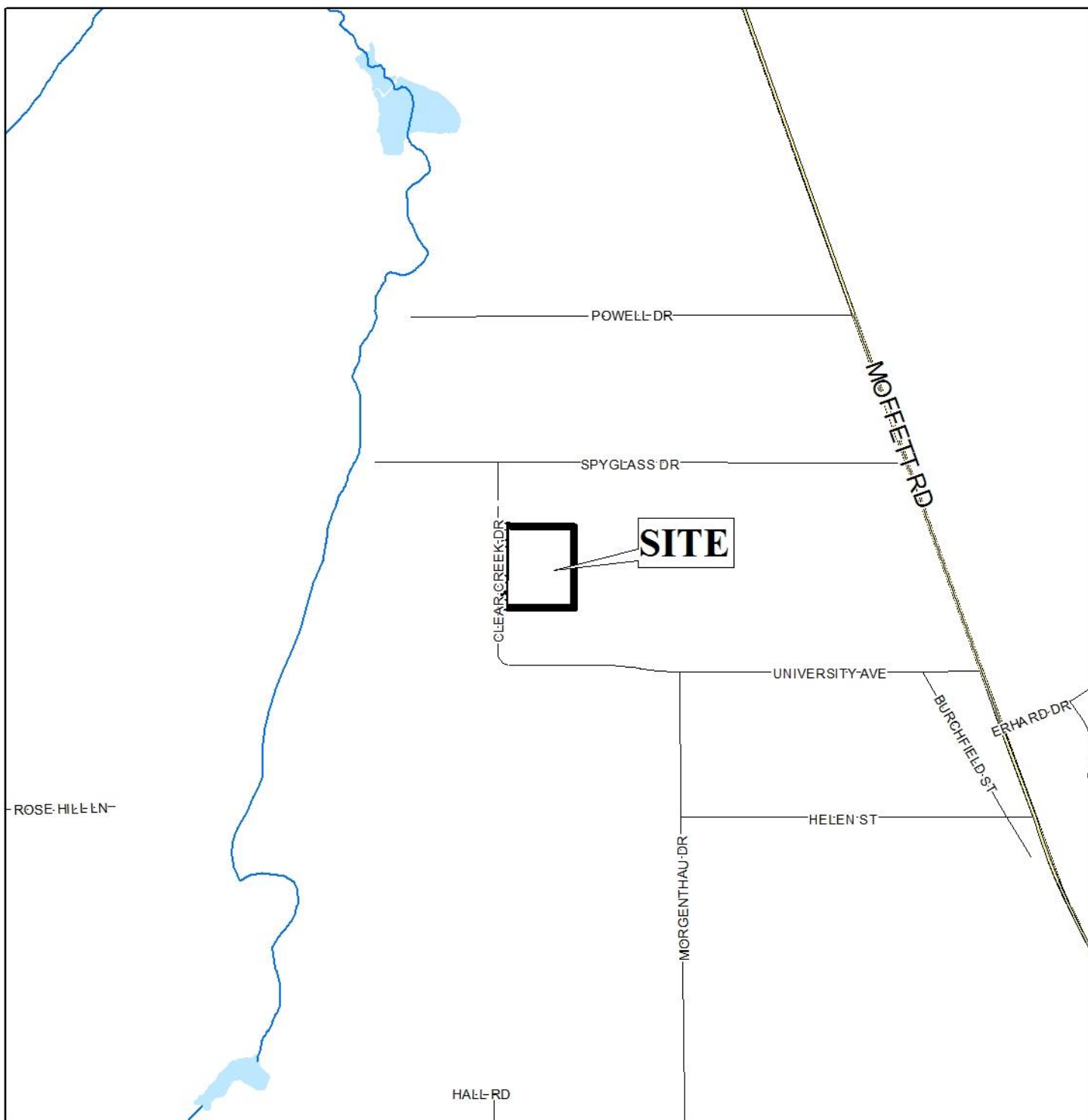
(507.1 Required water supply. *An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.)”*

It should be pointed out that in the initial subdivision request the applicant did not include the entire portion of each of the parcels. The inclusion of the balance of the property may require additional notification. The plat should be revised to include all of the property identified within the parcels to be a part of the 3 lot subdivision.

Review of a plat from 1977 indicates that Clear Creek Drive is not a public-right-of-way where it abuts the property in question. Furthermore, the legal description provided with the application does not account for approximately 60 feet that is missing from the plat. Due to the discrepancies between the legal description on the provided deed versus the preliminary plat, and the plat from 1977, it is recommended that the application be withdrawn until such time as additional documentation can be found to address these concerns.

Based upon the preceding it is recommended that the applicant withdraw the application and address the issues associated with the legal descriptions, Clear Creek Drive right-of-way, and if warranted include the remainder of the parcels.

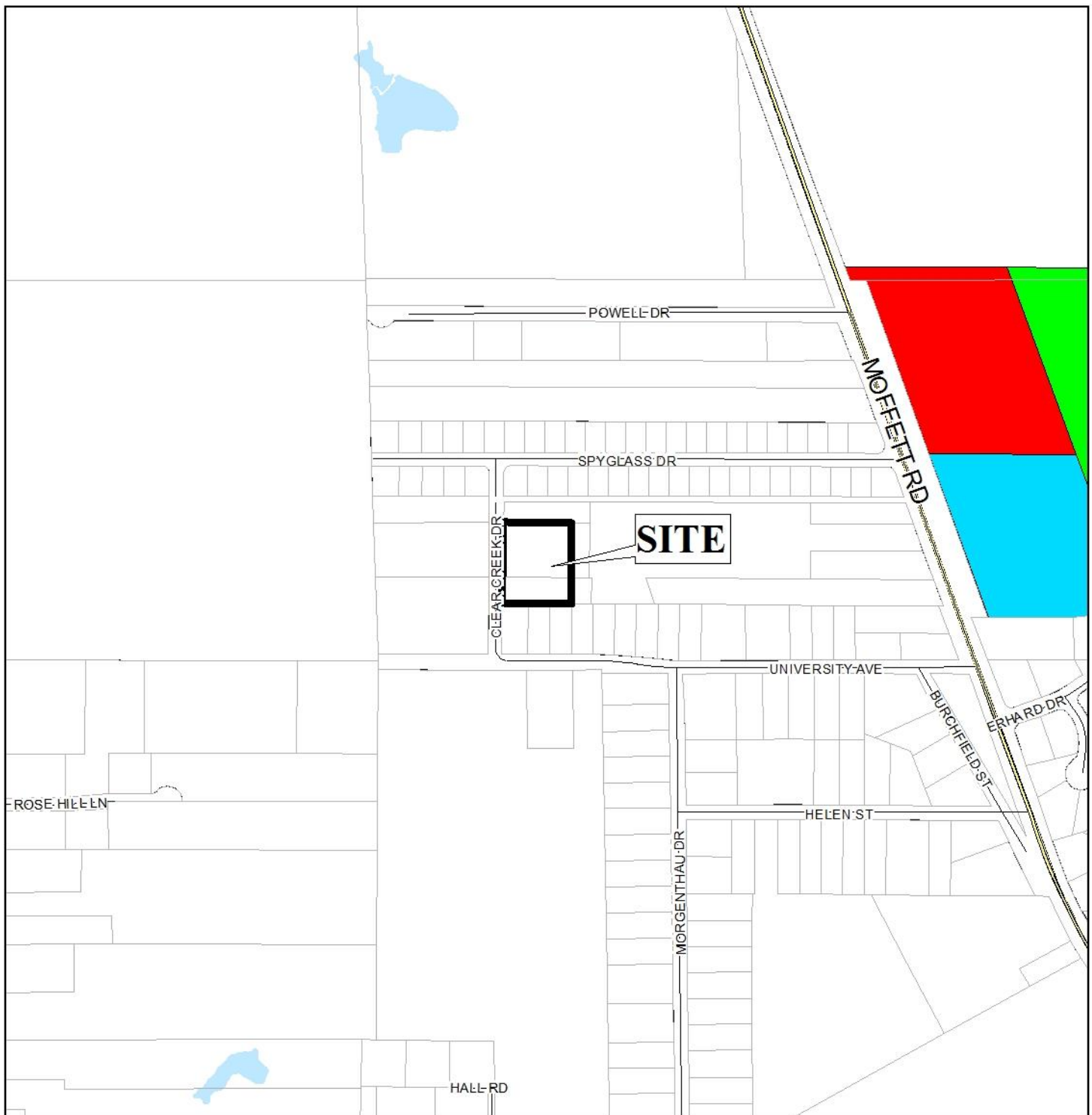
LOCATOR MAP



APPLICATION NUMBER 2 DATE September 20, 2018
APPLICANT Clear Creek Subdivision
REQUEST Subdivision



LOCATOR ZONING MAP



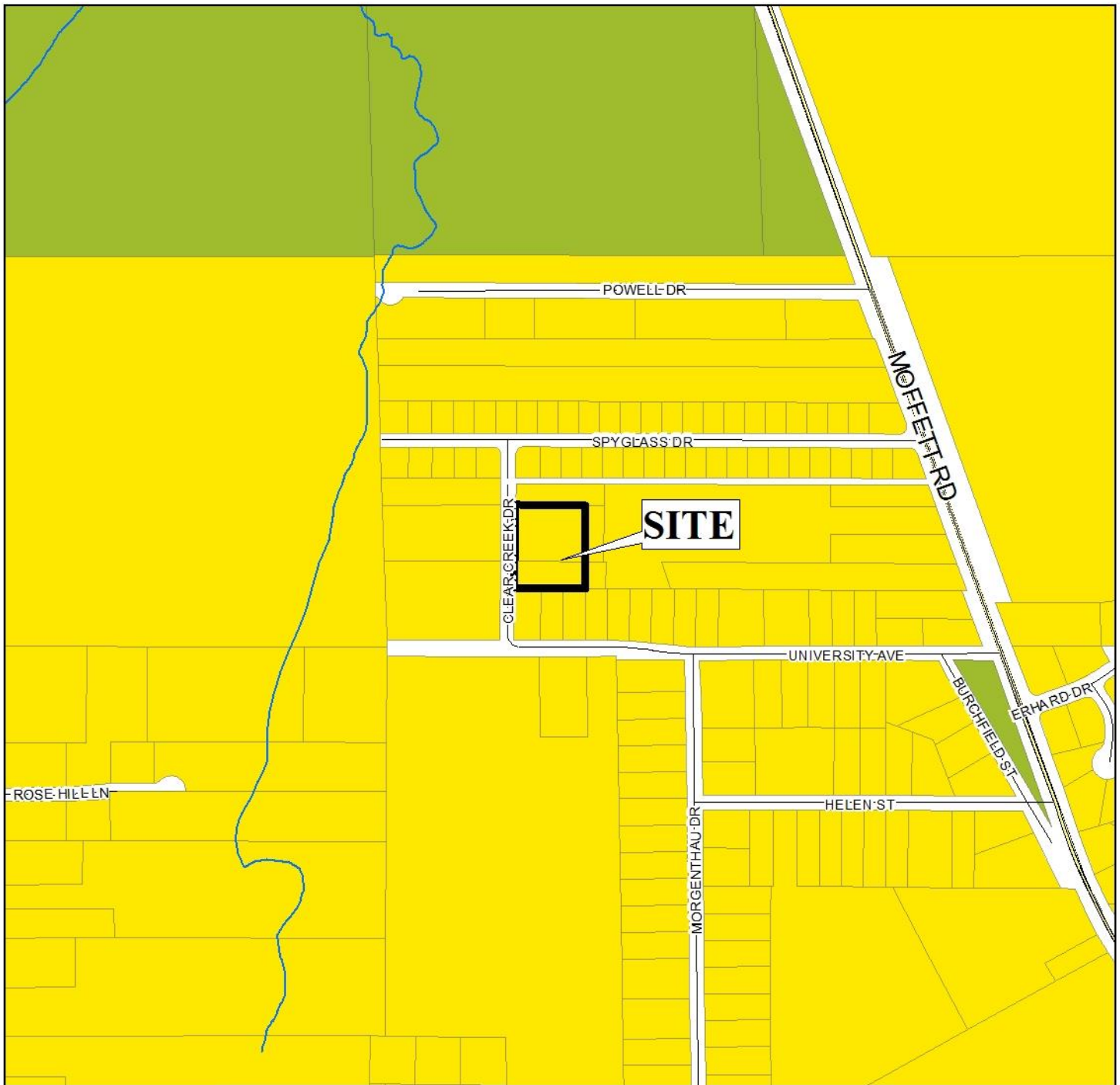
APPLICATION NUMBER 2 DATE September 20, 2018

APPLICANT Clear Creek Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE September 20, 2018

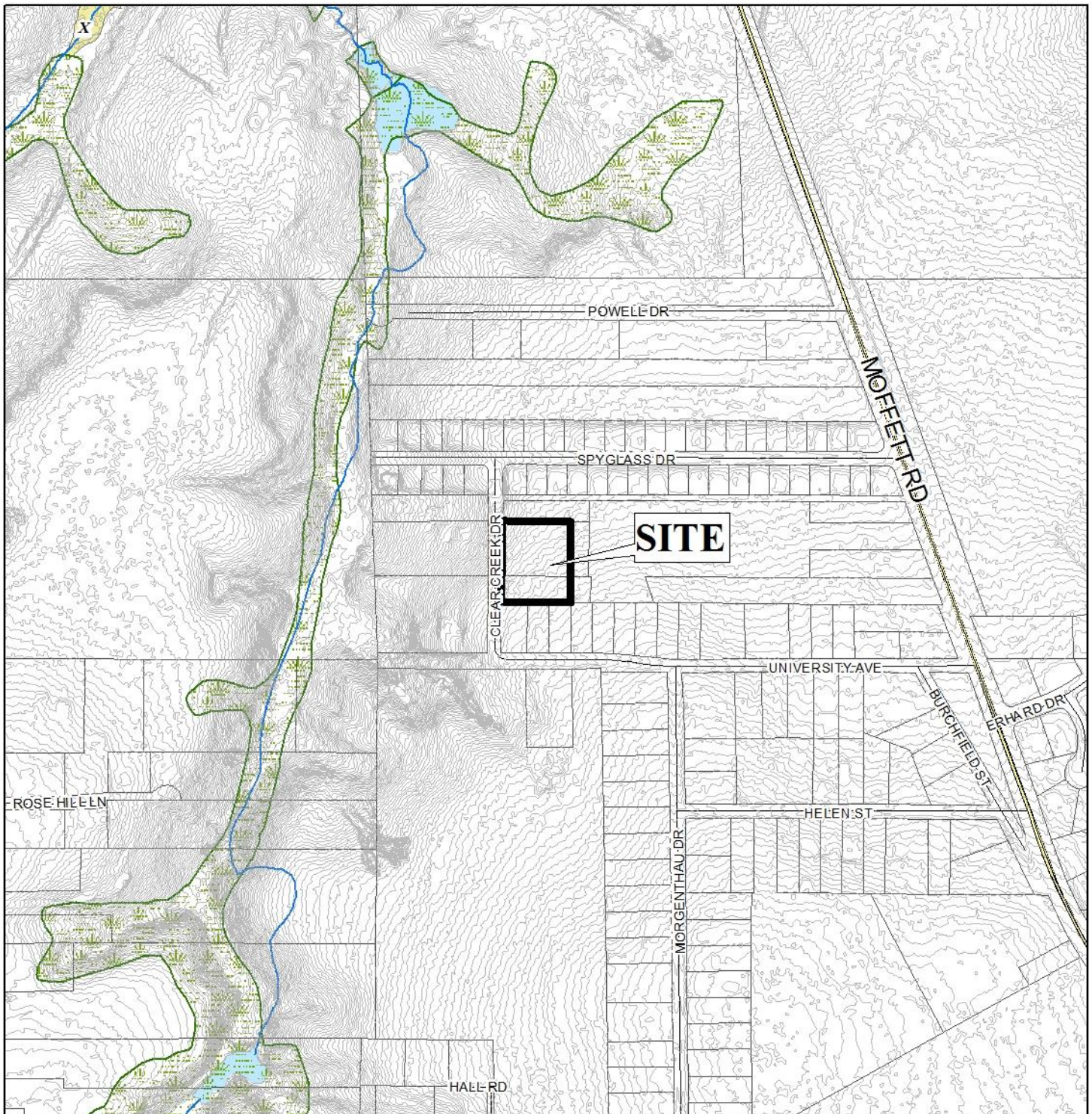
APPLICANT Clear Creek Subdivision

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



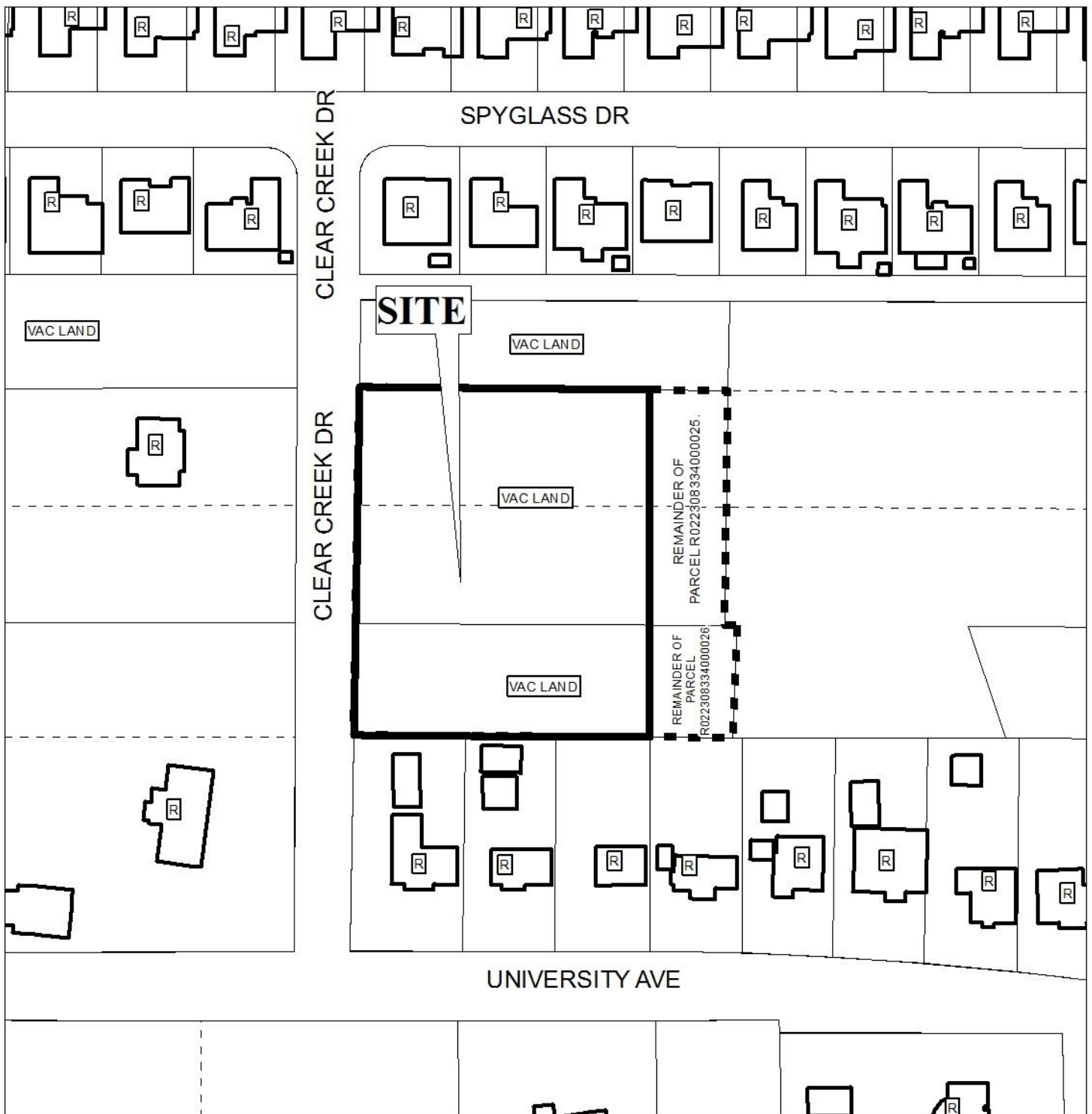
APPLICATION NUMBER 2 DATE September 20, 2018

APPLICANT Clear Creek Subdivision

REQUEST Subdivision



CLEAR CREEK SUBDIVISION



APPLICATION NUMBER 2 DATE September 20, 2018

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



CLEAR CREEK SUBDIVISION



APPLICATION NUMBER 2 DATE September 20, 2018



NTS

DETAIL SITE PLAN

20' R/W NOT OPEN

239.49'

LOT 1

94.13'

LOT 2

94.13'

LOT 3

94.13'

239.86'

CLEAR CREEK DR 50' R/W

282.19'

25' SETBACK

282.39'

APPLICATION NUMBER 2 DATE September 20, 2018
APPLICANT Clear Creek Subdivision
REQUEST Subdivision

