



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 7, 2019

Polysurveying  
5588 Jackson Rd  
Mobile, AL 36619

**Re: 2928 Circle Court**  
(West terminus of Circle Court).  
Council District 3  
**SUB-000913-2019**  
**Circle Court Drive Subdivision, Addition**  
2 Lots / 5.0 ± Acres

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

At its meeting on June 6, 2019, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission waived Section V.D.3 of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:**

- 1) **Coordination with Engineering, Traffic Engineering and Fire to determine if dedication to provide 30' from center line along Circle Court and an appropriate portion of the proposed cul-de-sac is required, or if setback in-lieu of dedication for both will be acceptable, and revision of the Final Plat to so note any determination;**
- 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).].*

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

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page number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@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: BERT HOFFMAN  
FOR/ Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Jeffrey & Tara Barton