



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 21, 2023

Jerry Speaks
Speaks & Associates Consulting Engineers, Inc.
732 Oak Circle Drive West
Mobile, Alabama, 36609

Re: West terminus of Circle Court, 236'± West of Bryant Road
Circle Court Drive Landing Subdivision
SUB-002343-2022
Speaks and Associates
District 3
Subdivision of 2 Lots, 2.5± Acres

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

At its meeting on April 20, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations (pre-2023 version) and Tentatively Approved the request, subject to the following conditions:

- 1) **revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 2) **construction of the 50-foot radius cul-de-sac on the Western portion of Circle Court Drive, as per the condition of approval of the previous subdivision for the subject site;**
- 3) **retention of the right-of-way widths of all streets on the Final Plat;**
- 4) **retention of the 25-foot minimum building setback line for Lot 2 along Circle Court, Ward Road, and the Southern and Western Portions of Circle Court Drive on the Final Plat, modified at the Northeast corner of the lot so as to connect to the Northern line of the lot 25-foot from the Circle Court right-of-way;**
- 5) **retention of the 25-foot minimum building setback line for Lot 1 as measured from the dedicated 50-foot radius cul-de-sac;**
- 6) **revision of the plat to eliminate the 12-foot minimum building setback line on proposed Lot 2 along the vacated Northern portion of Circle Court Drive;**
- 7) **revision of the plat to eliminate the 25-foot minimum building setback line on proposed Lot 1 near the East end of the lot "finger" fronting Circle Court;**
- 8) **placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement without the permission of the easement holder;**
- 9) **revision of the plat to eliminate the 12-foot minimum building setback line along its Eastern boundary, the 8-foot minimum building setback line along its Western boundary, and the 8-foot minimum building setback line along the Dog River frontage for Lot 1;**

- 10) 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 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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 11. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #85) LOTS 1 and 2 will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). The lots will be allowed to add the following amount of impervious area before storm water detention is required: LOT 1 – NONE and LOT 2 – NONE. D. Add a note 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. E. Add a note 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. F. 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. G. Add a note that all existing and 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. H. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. I. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing);*
- 11) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 12) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 13) compliance with the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument 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.


SUB-002343-2022 Circle Court Drive Landing Subdivision
April 21, 2023

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: 

Margaret Pappas
Deputy Director of Planning and Zoning