

## **EVERGREEN TRANSPORT LLC 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. 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. Show and label the BFE (Base Flood Elevation) for LOT A in NOTES #2.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #96) LOT A will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT A – 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.
- J. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 [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.

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). 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.

The plat illustrates the proposed 1-lot, 6.8±-acre subdivision located at the Northwest corner of Rangeline Road and Colgate Drive, in Council District 4. The applicant indicates the site is served by public water and sanitary sewer systems. The purpose of this application is to create one (1) legal lot of record from two (2) legal lots of record and one (1) metes-and-bounds parcel.

The site has been given a Heavy Industry 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 Heavy Industry designation applies to larger parcels primarily devoted to high-impact industrial activity which is preferably removed from residential and commercial uses. Light industry, industrial business or heavy commercial lands may separate heavy industry from other land uses.

Heavy industrial areas include collection, treatment, and manufacturing processes which use raw materials, are distinguished by the presence of noise, vibration, and/or odors, and benefit from easy access to a multimodal freight transportation network. Certain types of heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and transportation yards to handle the transfer of heavy materials. The outdoor storage areas should be screened as much as possible by the nature of the stored materials.

Land designated Heavy Industry may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use. Undeveloped areas of Heavy Industry parcels that have tree cover may be used as buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations. Open areas reserved for dredge disposal are also designated Heavy Industry and may contain wetlands.

In Mobile, port terminal facilities, docks, shipyards, drydocks, etc., are mostly owned by the State of Alabama. Although not subject to local zoning, these facilities are shown as heavy industrial uses in the FLUM.

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.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site was originally part of the Evergreen Gardens Subdivision, Unit Number Two, Resubdivision of Lots 232 and 233, a 136-lot subdivision recorded in Mobile County Probate Court on December 22, 1952. Since that time, the site was resubdivided as a three (3)-lot subdivision, named Poole Connell Subdivision, the plat for which was recorded in Mobile County Probate Court on January 31, 1989. The plat at that time illustrated the vacation of a street right-of-way between Lot 2 and Lot 3, which was subsequently completed via a Declaration of Vacation recorded in Mobile County Probate Court on May 11, 1989; however, it does not appear that the vacated land was ever incorporated into the adjacent lots. As such, the applicant is proposing to combine Lots 2 and 3 of the most recent subdivision, and to incorporate the metes-and-bounds parcel resulting from the vacation, to create a single legal lot of record.

The proposed lot has frontages along: Rangeline Road, a principal arterial roadway that requires a 300-foot right-of-way per the Major Street Plan; and, Colgate Drive, a minor street without curb and gutter requiring a 60-foot right-of-way. The plat depicts a right-of-way along Rangeline Road that varies between 200 feet and 225 feet at this location, which appears to be incorrect as the existing right-of-way is more than adequate; and, a 55-foot right-of-way along Colgate Road. As such, the plat should be revised to correctly depict the existing right-of-way along Rangeline Road, and to illustrate dedication sufficient to provide 30 feet from the centerline of Colgate Road.

It should be noted that the proposed lot also has frontage along the Louisville & Nashville Railroad right-of-way, the width of which is provided as 100 feet at this location.

The lot exceeds the minimum size requirements for lots served by public water and sanitary sewer systems, and is appropriately labeled in both square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved, adjusted for any required dedication; or, provision of a table on the Final Plat with the same information may suffice.

The 25-foot minimum building setback line is labeled along Rangeline Road, but not along Colgate Drive. As such, revision of the plat should be required to illustrate the 25-foot minimum building setback line along Colgate Drive, per Section V.D.9. of the Subdivision Regulations. Each 25-foot minimum building setback line along each street frontage should be adjusted for any required dedication on the Final Plat, if approved.

Multiple easements are illustrated on the plat, therefore a note should be placed on the Final Plat, if approved, stating no structures shall be constructed in any easement without permission of the easement holder.

For access management, a note should be placed on the Final Plat, if approved, stating Traffic Engineering comments.

Finally, it should be noted that the site is zoned R-1, Single-Family Residential District, but is developed for use as a trucking facility. Under current regulations, trucking facilities require a minimum of a B-5, Office-Distribution District, zoning designation. Furthermore, an existing building on the site appears to encroach within the 25-foot minimum building setback along Rangeline Road. Additional non-conforming features may also exist, such as aggregate surfacing.

The site was annexed into Mobile city limits in 1993, and records indicate it was already developed at that time. As such, the site may be considered legally non-conforming, and the applicant should be aware that further development of the site may require compliance with current regulations, including rezoning. Until that time, the site is subject to the non-conforming use and structure provisions of Section 64-7 of the Zoning Ordinance. A note should be provided on the Final Plat, if approved, stating this information, along with a note stating that further development of the site will require full compliance with current regulations.

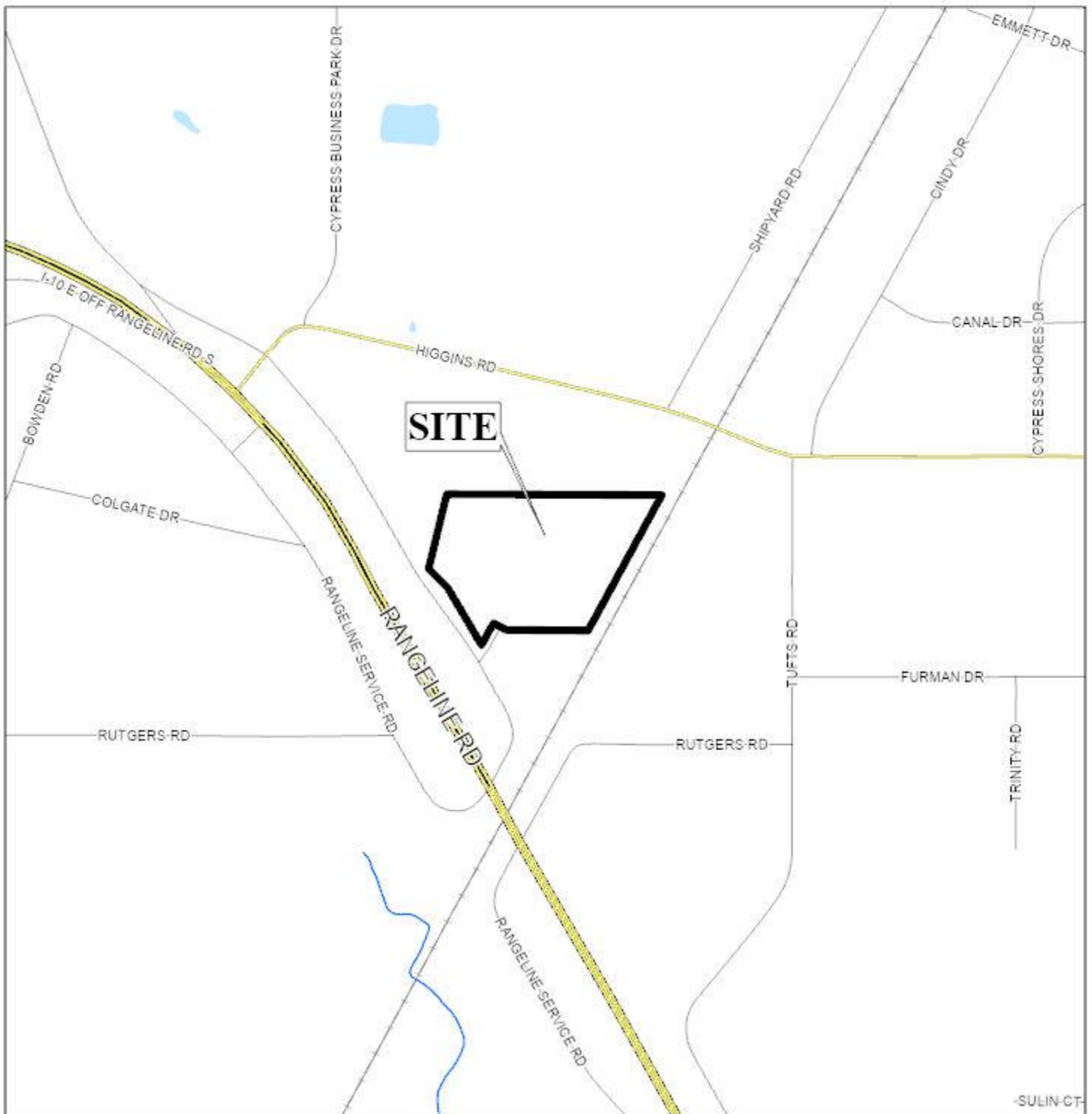
Based upon the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) Revision of the plat to correctly depict the existing right-of-way along Rangeline Road;
- 2) Revision of the plat, if necessary, to illustrate dedication sufficient to provide 30 feet from the centerline of Colgate Road;
- 3) Retention of the lot size in acres and square feet on the Final Plat, or provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
- 4) Retention of the 25-foot minimum building setback line along Rangeline, in compliance with Section V.D.9. of the Subdivision Regulations, adjusted for any required dedication;
- 5) Revision of the plat to illustrate the 25-foot minimum building setback along Colgate Road where the lot is at least 60-feet in width, adjusted for any required dedication;
- 6) Placement of a note on the Final Plat stating no structures shall be constructed in any easement without permission of the easement holder;
- 7) Placement of a note on the Final Plat stating the site is subject to the non-conforming use and structure provisions of Section 64-7 of the Zoning Ordinance until such time further development of the site occurs and additional approvals are necessary;
- 8) Placement of a note on the Final Plat stating further development of the site will require full compliance with current regulations;
- 9) 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) 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) Show and label the BFE (Base Flood Elevation) for LOT A in NOTES #2. C) Add a note to the SUBDIVISION PLAT stating that as*

*shown on the 1984 aerial photo (FLIGHT 22 - #96) LOT A will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT A – 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. J) After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*

- 10) Placement of a note on the Final Plat stating Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);
- 11) 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 [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.);
- 12) Compliance with Fire Department comments and placement of a note: (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.); and,
- 13) Full compliance with all other Codes and Ordinances.

# LOCATOR MAP



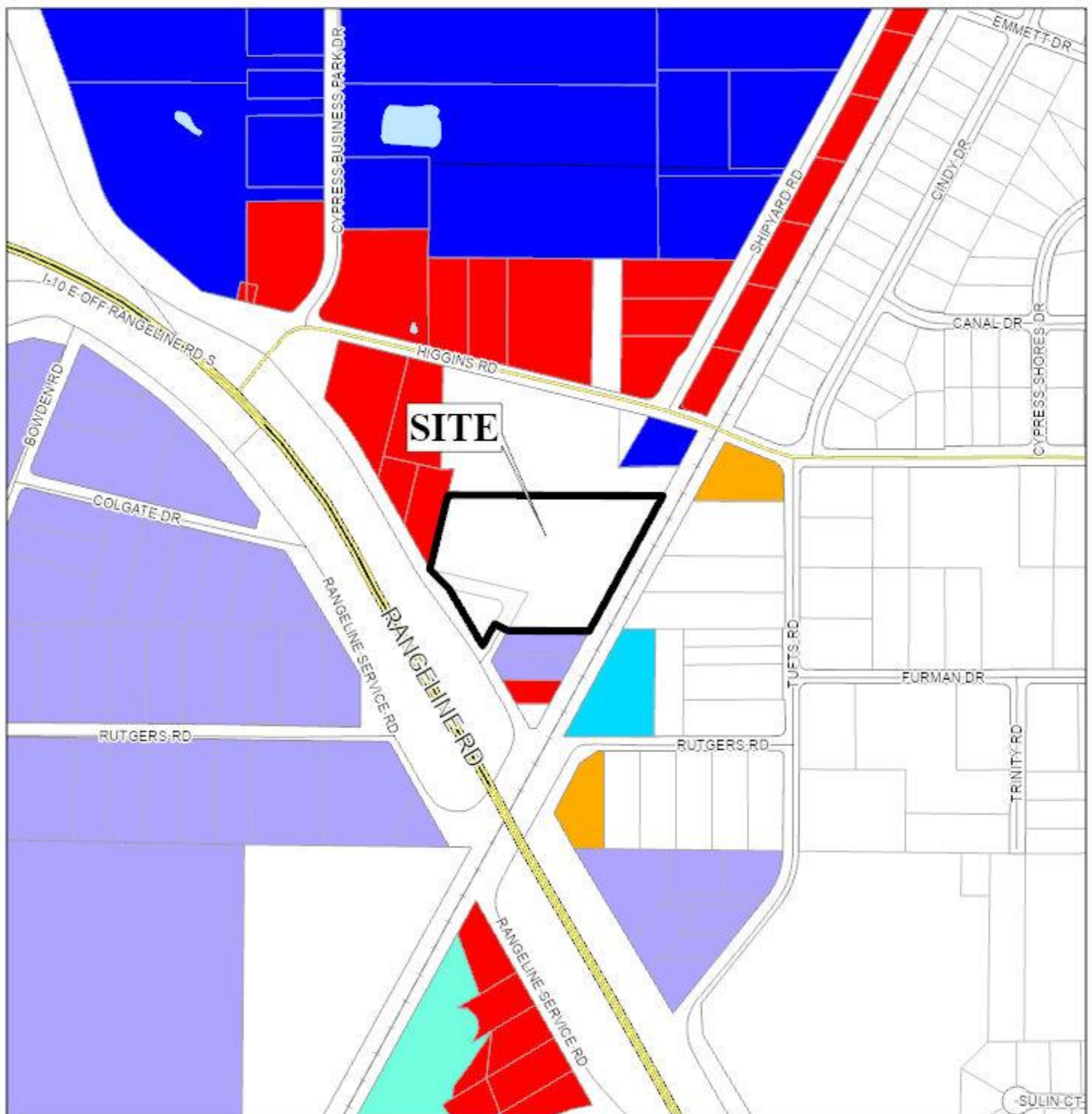
APPLICATION NUMBER 2 DATE May 19, 2022

APPLICANT Evergreen Transport LLC Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE May 19, 2022

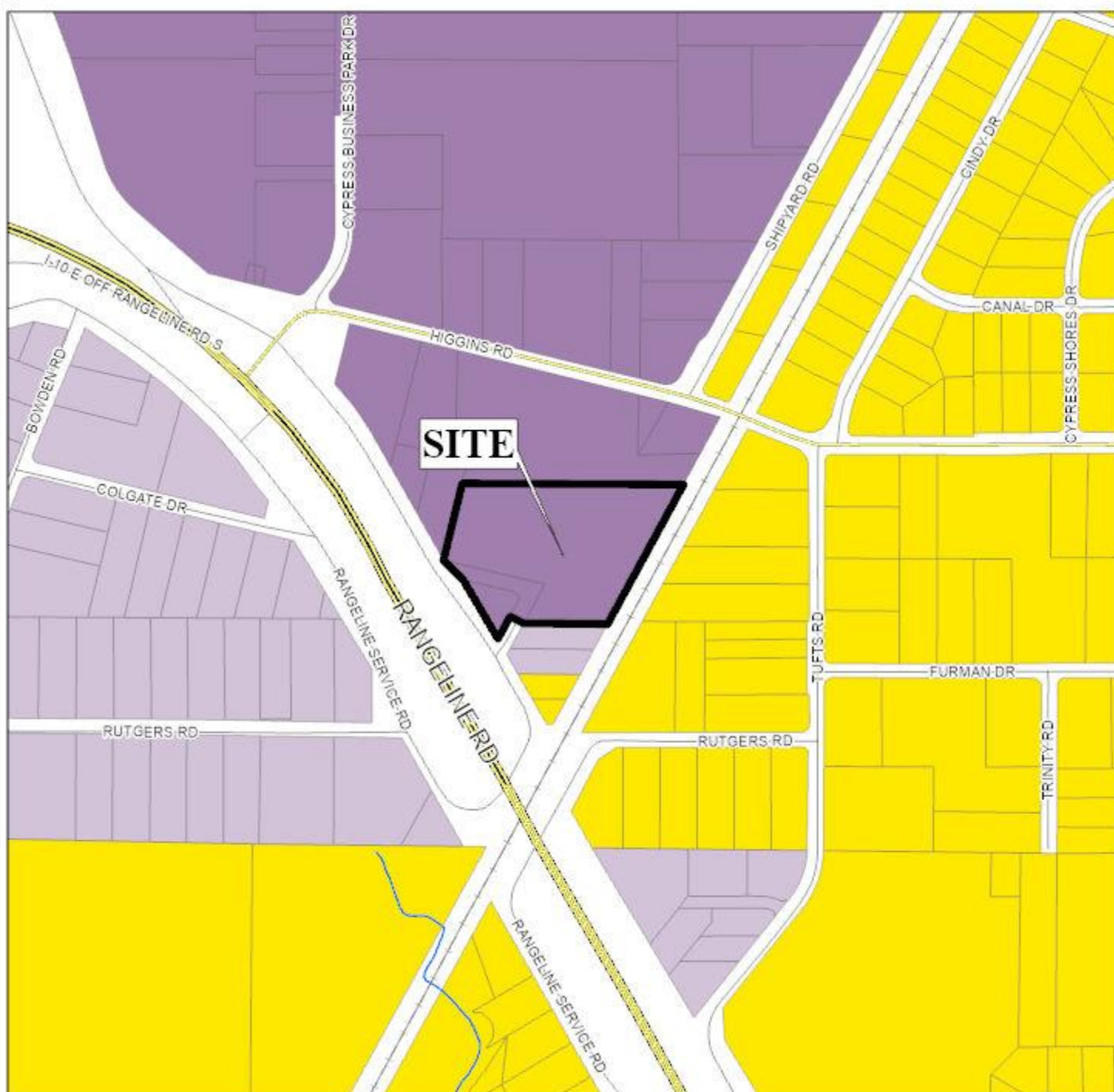
APPLICANT Evergreen Transport LLC Subdivision

REQUEST Subdivision





# FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE May 19, 2022

APPLICANT Evergreen Transport LLC Subdivision

REQUEST Subdivision

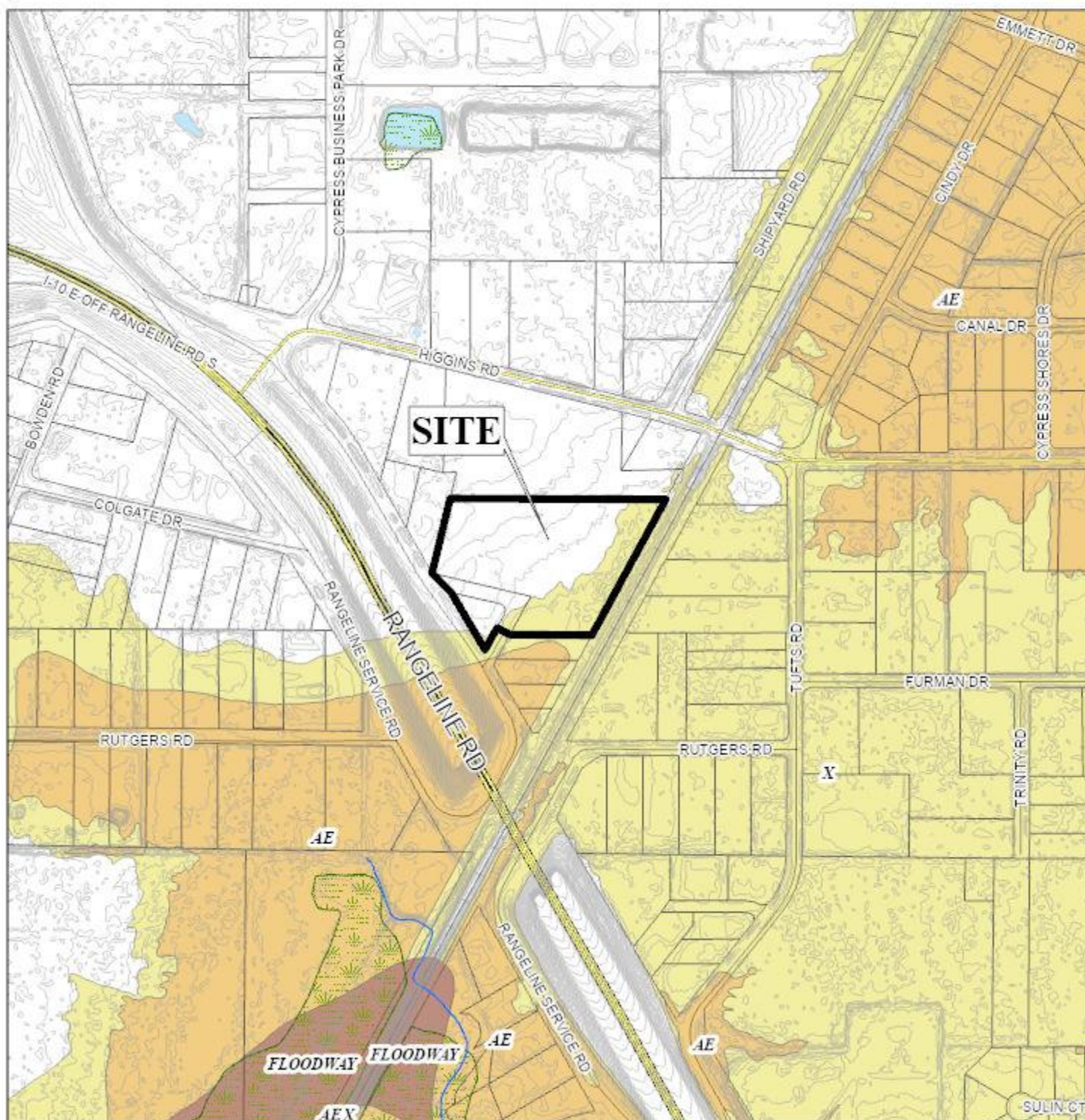
Layer2

<span style="color: red;">■</span> Low Density Residential	<span style="color: red;">■</span> Downtown	<span style="color: red;">■</span> Traditional Corridor	<span style="color: purple;">■</span> Heavy Industry
<span style="color: orange;">■</span> Mixed Density Residential	<span style="color: red;">■</span> District Center	<span style="color: orange;">■</span> Mixed Commercial Corridor	<span style="color: blue;">■</span> Institutional
	<span style="color: brown;">■</span> Neighborhood Center - Traditional	<span style="color: brown;">■</span> Downtown Waterfront	<span style="color: green;">■</span> Parks & Open Space
	<span style="color: blue;">■</span> Neighborhood Center - Suburban	<span style="color: grey;">■</span> Light Industry	<span style="color: darkblue;">■</span> Water Dependent





# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 2 DATE May 19, 2022

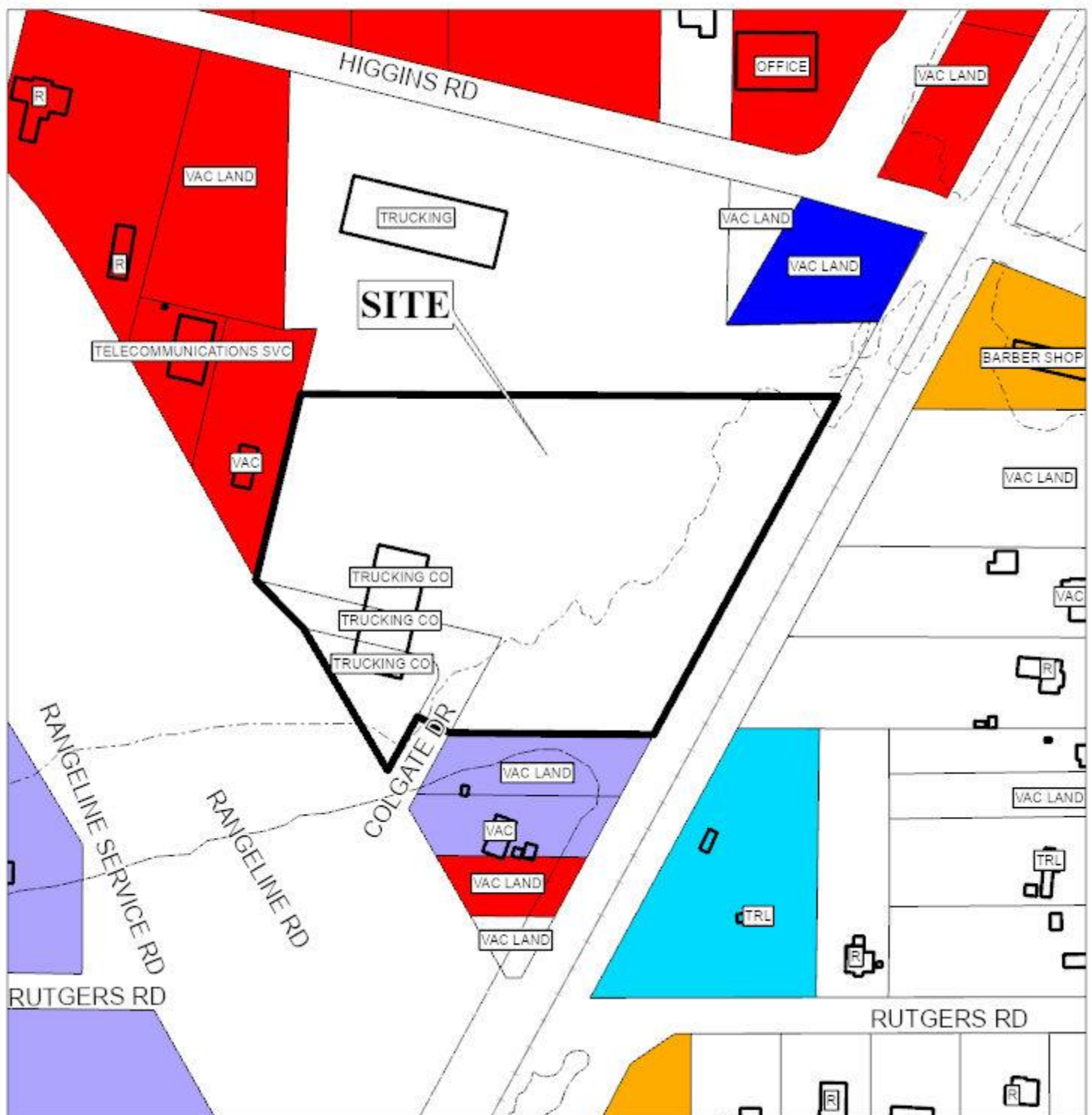
APPLICANT Evergreen Transport LLC Subdivision

REQUEST Subdivision





# EVERGREEN TRANSPORT LLC SUBDIVISION



APPLICATION NUMBER 2 DATE May 19, 2022

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





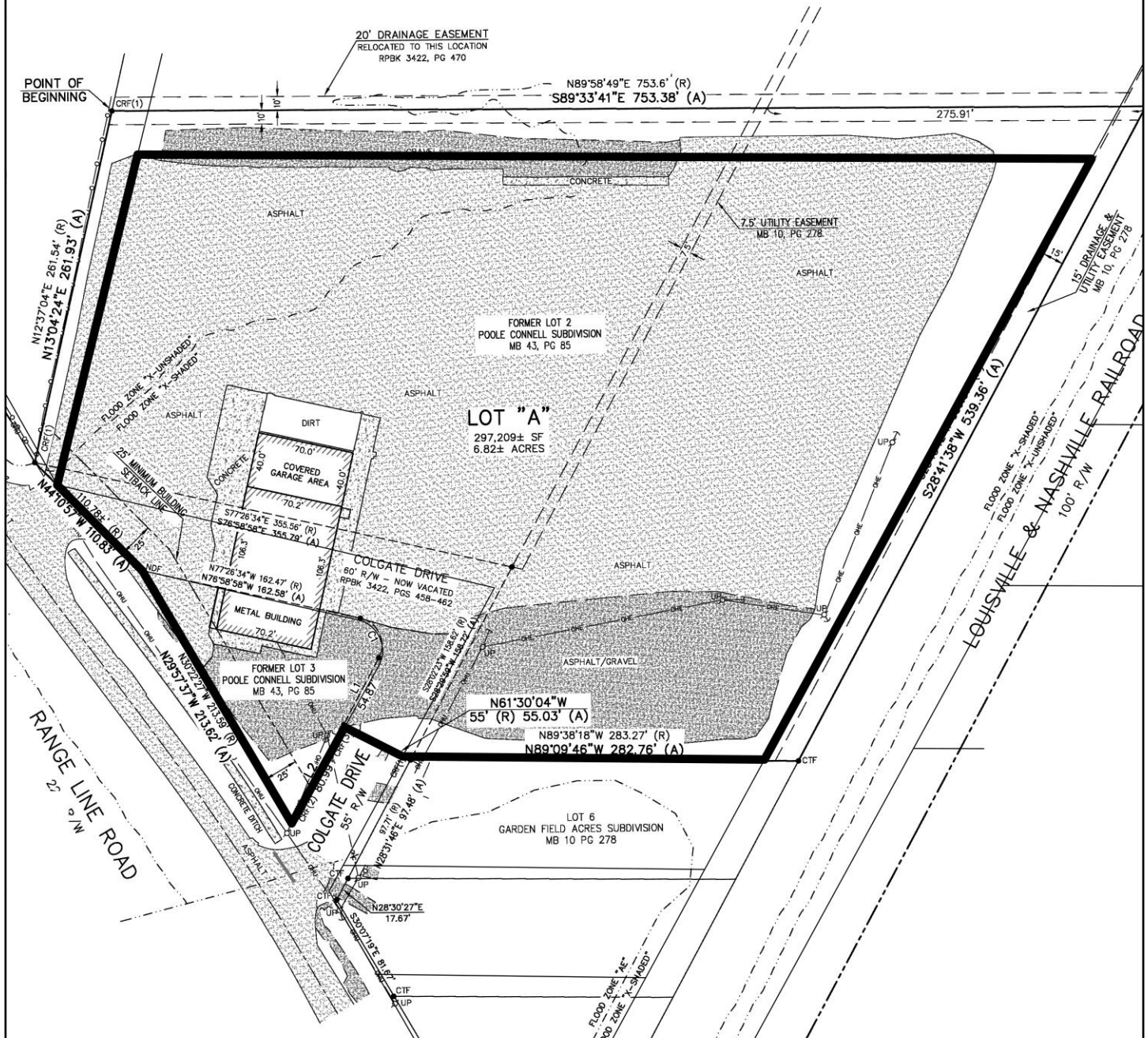
# EVERGREEN TRANSPORT LLC SUBDIVISION



APPLICATION NUMBER 2 DATE May 19, 2022



# DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE May 19, 2022

APPLICANT Evergreen Transport LLC Subdivision

REQUEST Subdivision



NTS