

## **SUNSET ACRES ON HIGHWAY 90 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. Review and revise the written legal description or plan between the POC and POB.
- C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- D. Provide the Surveyor's and Owner's (notarized) signatures.
- E. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- F. 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.
- G. 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: US Highway 90 is an ALDOT maintained roadway. Each lot is limited to no more than one curb cut with 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). 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 2-lot, 6.1± acre subdivision which is located on the West side of US Highway 90 West, 355'± South of Swedetown Road, in Council District 4. The purpose of this application is to create two (2) legal lots of record from a single metes-and-bounds parcel. The applicant states the site is served by public water and septic tanks.

The site has been given a Mixed Commercial Corridor (MCC) 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.

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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.

Both proposed lots have frontage along U.S. Highway 90 West, an ALDOT-maintained U.S. Highway and proposed major street with an existing right-of-way width of 120'. The preliminary plat illustrates adequate right-of-way width; therefore, if approved, no additional dedication should be required.

As per the Traffic Engineering comments, each lot is limited to one curb cut to U.S. Highway 90 west, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. If approved, a note stating Traffic Engineering comments should be placed on the Final Plat.

The proposed lots sizes are provided in square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat.

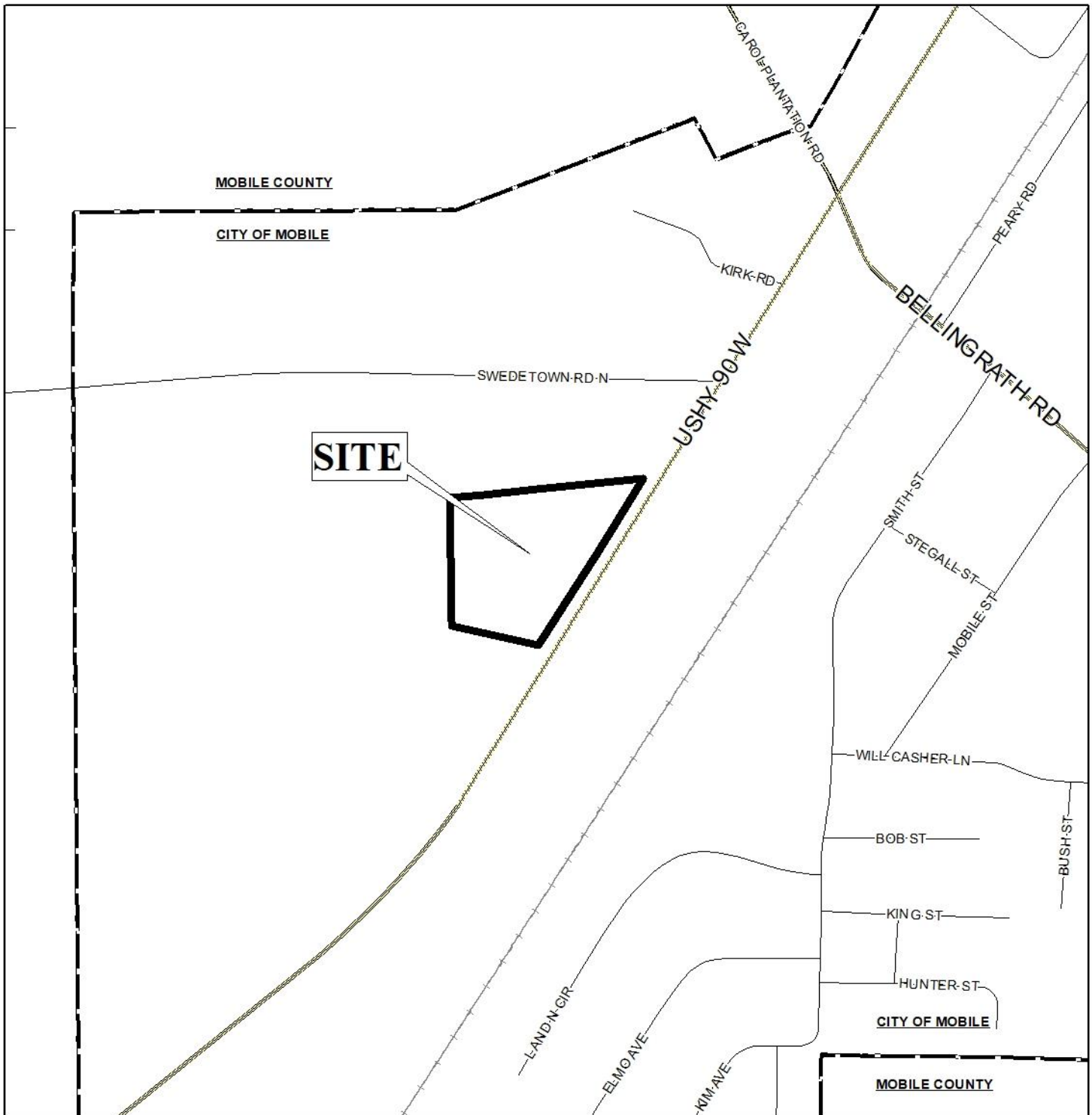
The 25-foot minimum building setback is not illustrated on the preliminary plat per Section V.D.9. of the Subdivision Regulations. If approved, revision of the Final Plat to illustrate the 25-foot minimum building setback line along U.S. Highway 90 West should be required.

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 without permission of the easement holder.

Based on the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Revision of the Final Plat to depict the 25-foot minimum building setback line along U.S. Highway 90 West;
- 2) Retention of compliant right-of-way width on the Final Plat;
- 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;
- 4) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder, 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. Review and revise the written legal description or plan between the POC and POB. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide the Surveyor's and Owner's (notarized) signatures. E. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. F. 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. G. 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.*);
- 6) Placement of a note on the Final Plat stating the Traffic Engineering comments: (*US Highway 90 is an ALDOT maintained roadway. Each lot is limited to no more than one curb cut with 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). 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.*).

# LOCATOR MAP



APPLICATION NUMBER 4 DATE March 18, 2021

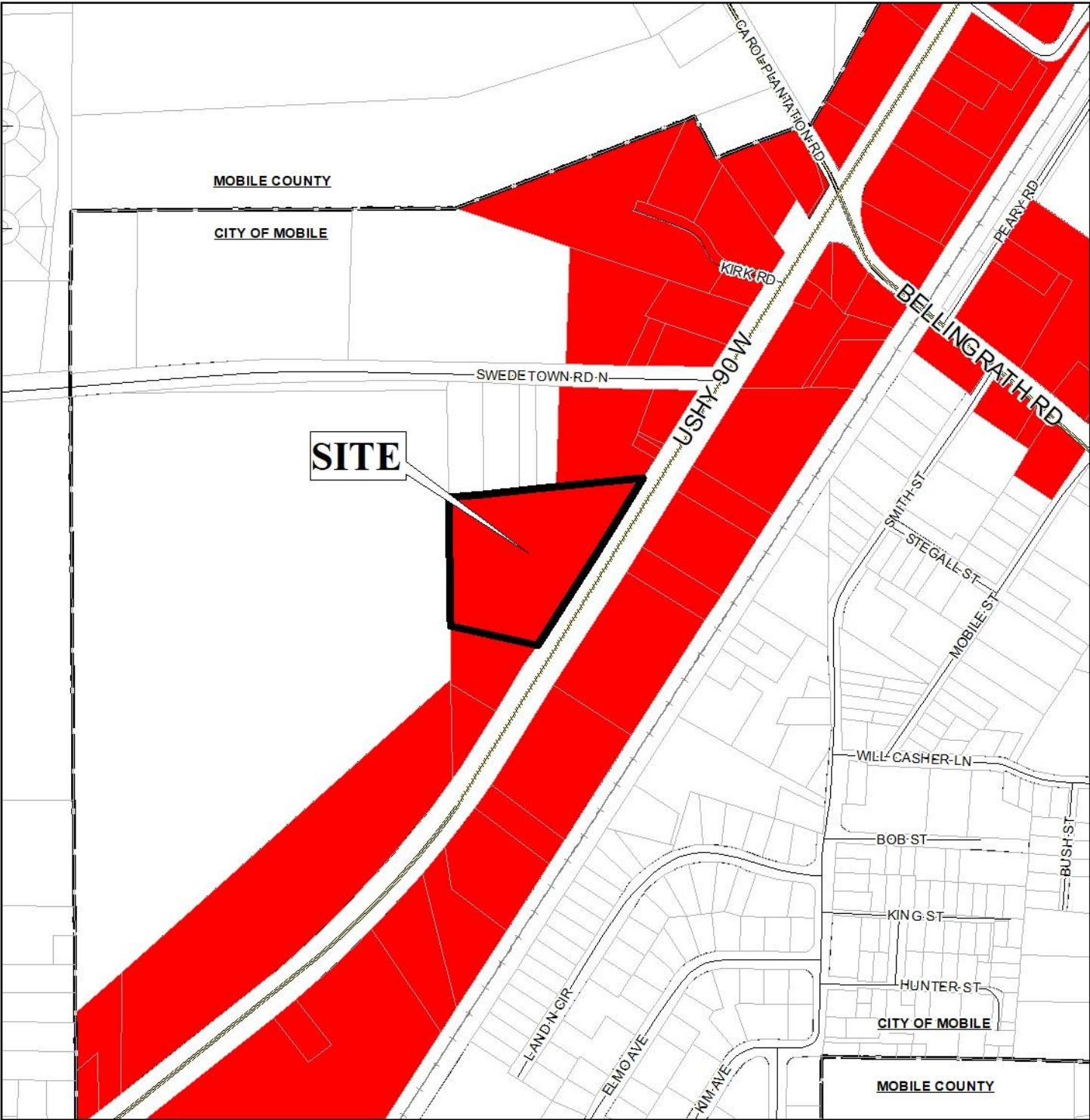
APPLICANT Sunset Acres on Highway 90 Subdivision

REQUEST Subdivision



NTS

# LOCATOR ZONING MAP

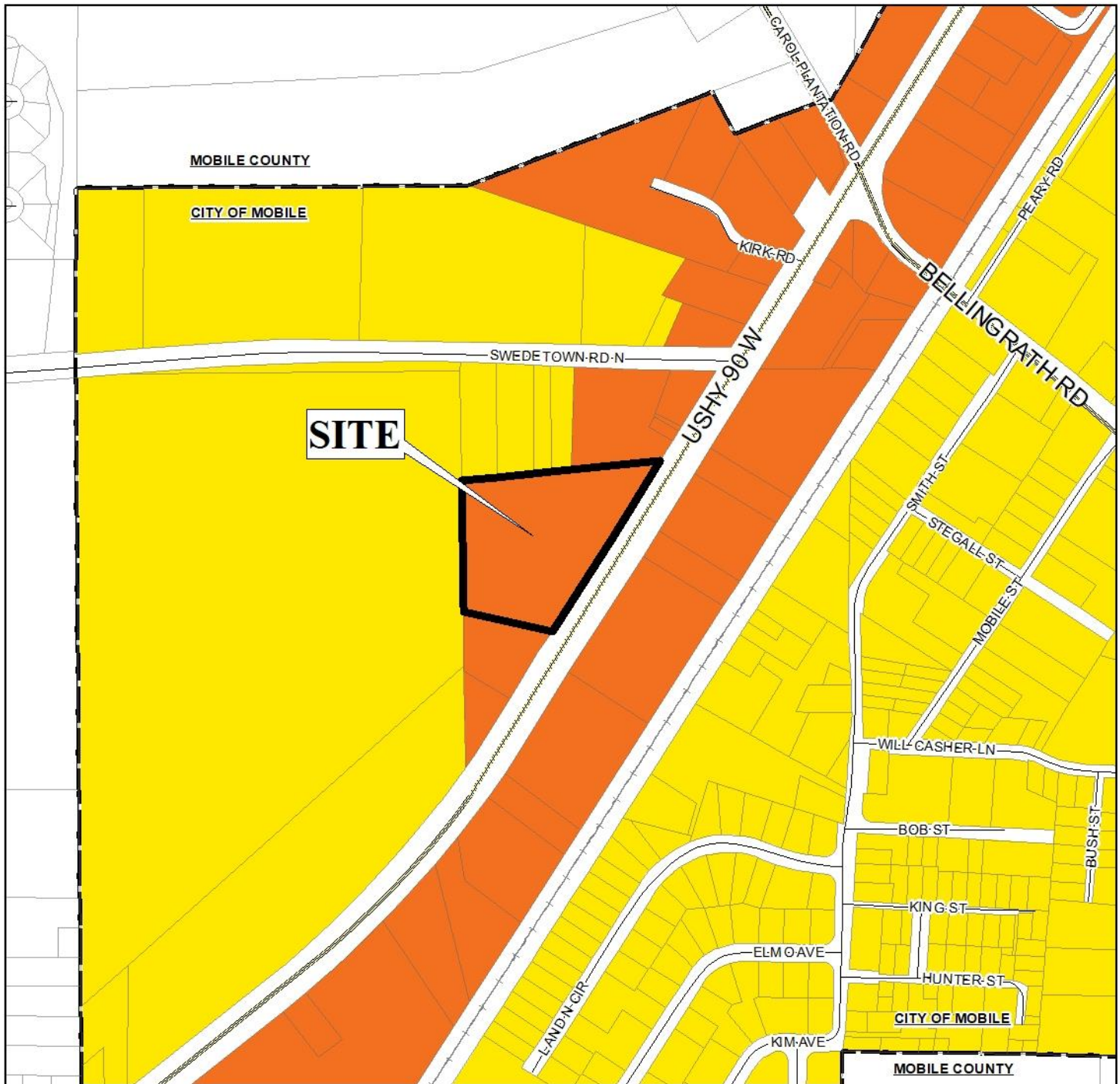


APPLICATION NUMBER 4 DATE March 18, 2021  
APPLICANT Sunset Acres on Highway 90 Subdivision  
REQUEST Subdivision





# FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE March 18, 2021

APPLICANT Sunset Acres on Highway 90 Subdivision

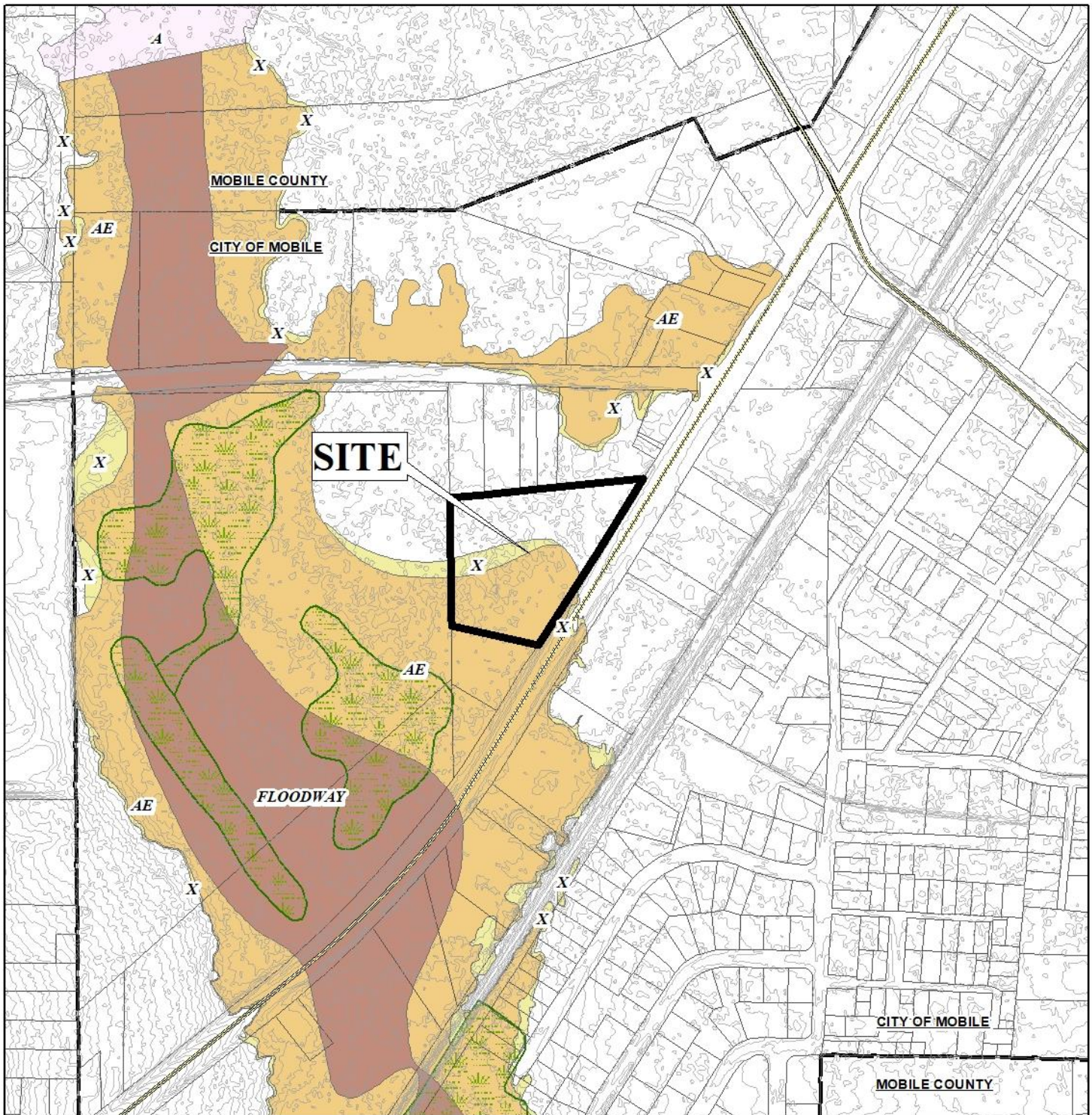
REQUEST Subdivision

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 4 DATE March 18, 2021

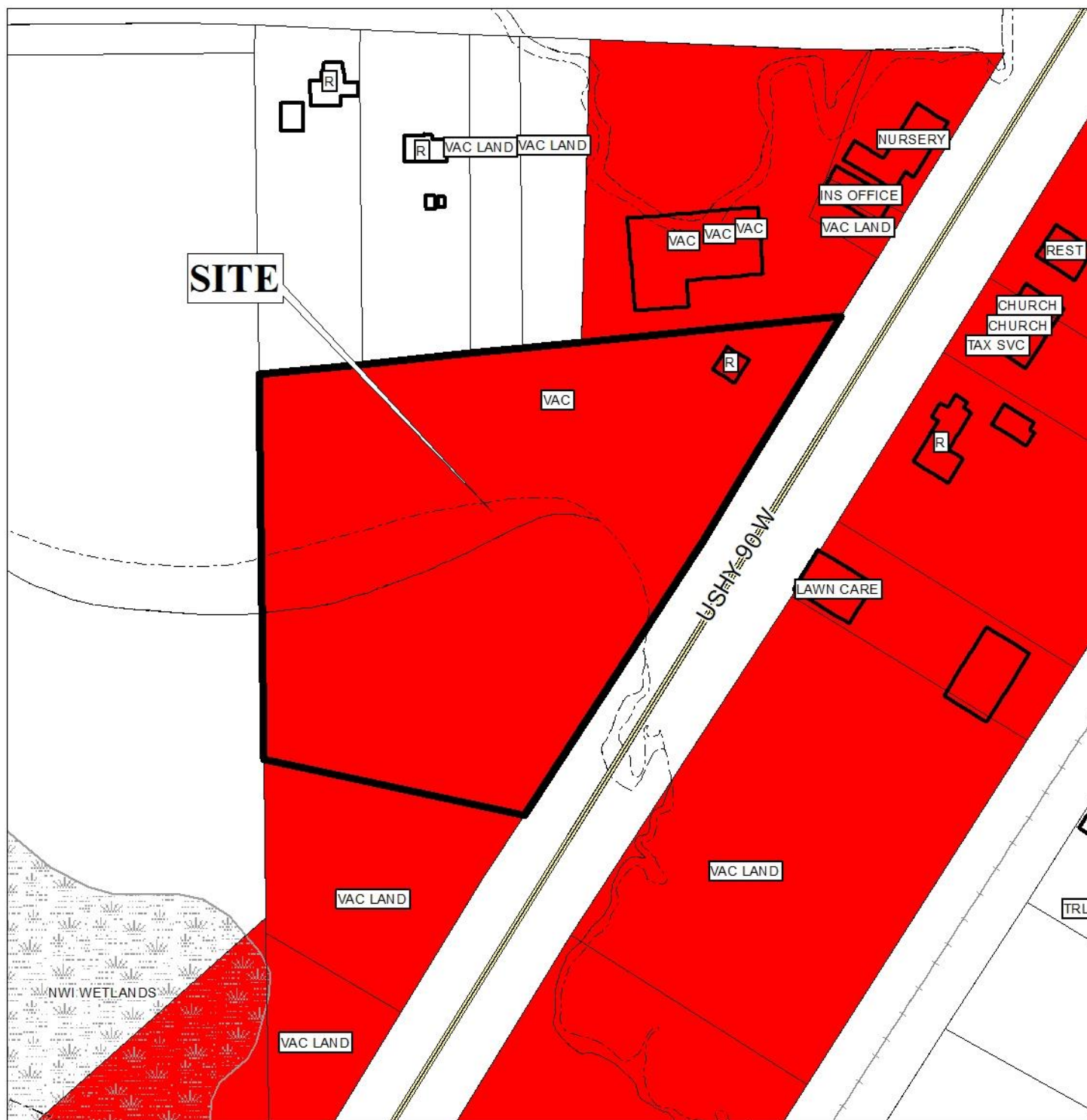
APPLICANT Sunset Acres on Highway 90 Subdivision

REQUEST Subdivision





# SUNSET ACRES ON HIGHWAY 90 SUBDIVISION



APPLICATION NUMBER

4

DATE

March 18, 2021

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





# SUNSET ACRES ON HIGHWAY 90 SUBDIVISION



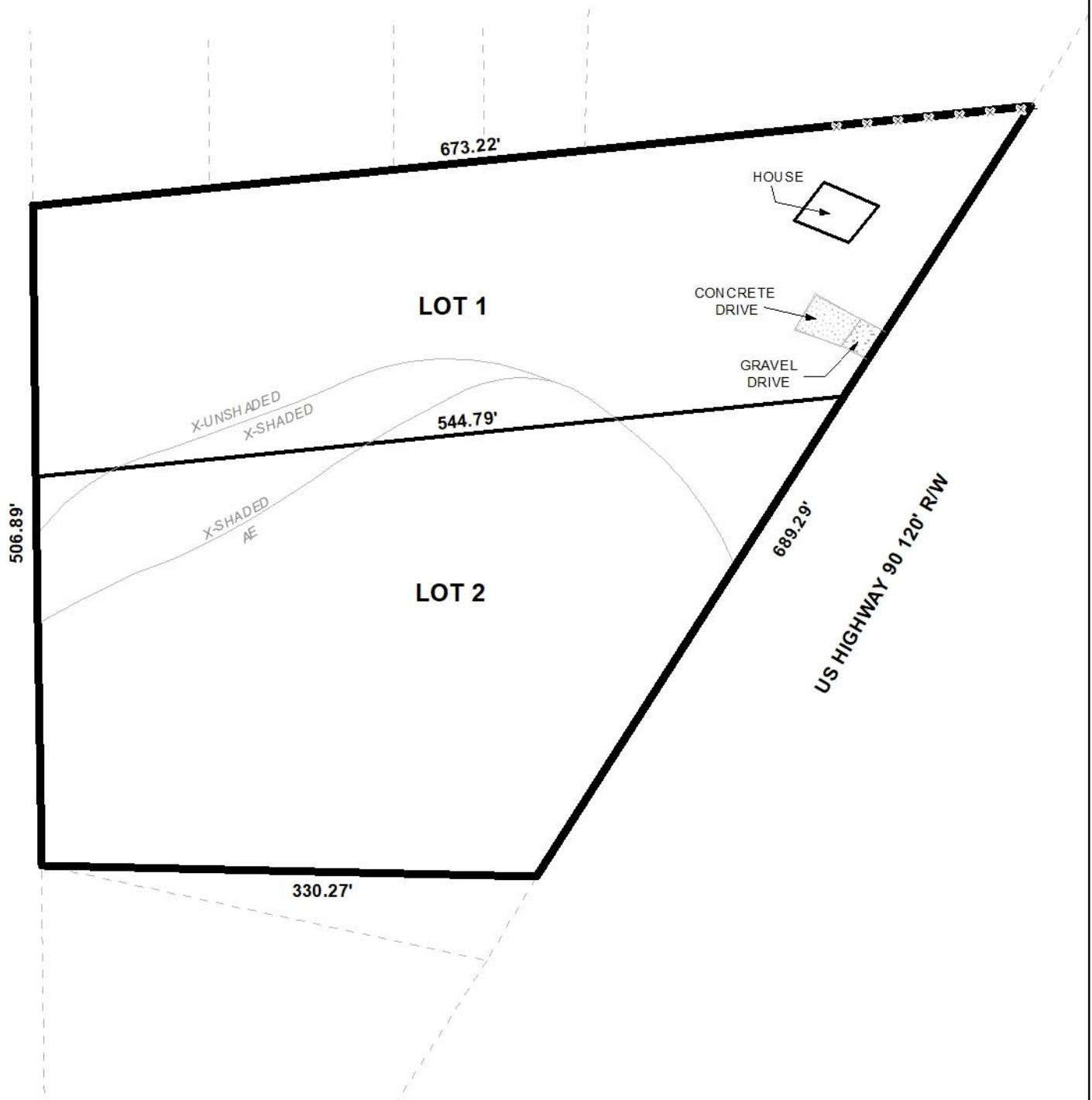
APPLICATION NUMBER 4 DATE March 18, 2021



NTS



# DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE March 18, 2021

APPLICANT Sunset Acres on Highway 90 Subdivision

REQUEST Subdivision

