

## **SUNSET 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. 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. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper process.
- C. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- D. 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.
- E. Show and label all flood zones.
- F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- G. Provide and label the monument set or found at each subdivision corner.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. 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.
- J. 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.
- K. 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.
- L. Add a note to the plat stating that all easements shall remain in effect until properly vacated through the City of Mobile Vacation process.
- M. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- N. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Site is limited to one curb cut with size, location and design to be approved by 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.)

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 3-lot, 7.5± acres subdivision located at the North terminus of Spanish Alley, 260'± North of Riviere Du Chien Court, in Council District 4. The applicant states the properties are served by public water and sanitary sewer.

The site has been given a **Low Density Residential** land use designation per the recently adopted Future Land Use Plan and Map. 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 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.)

These 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 site was originally the subject of a 5-lot subdivision approved at the October 15, 1998 meeting of the Planning Commission, which was subsequently recorded in Mobile County Probate Court. The purpose of this application is to combine four legal lots and adjust an interior lot line between two legal lots to create three legal lots.

The lots are irregularly shaped with frontage along Spanish Alley, a minor closed-end street without curb and gutter requiring a 50' right-of-way width and 120' turnaround right-of-way

diameter. Lot 3 also has frontage on Riviere Du Chien Road, a minor street without curb and gutter requiring a 60' right-of-way width. Sufficient right-of-way is illustrated along Riviere Du Chien Road, but not along Spanish Alley; however, it should be noted that previous subdivision of the site only required an additional 5' of dedication along Spanish Alley. As such, no additional dedication should be required.

It should be noted that the widths of frontages along Lots 1 and 3 are large enough to be potentially re-subdivided and, in accordance with Section V.D.3. of the Subdivision Regulations are not exclusive of unusable land thus contributing to maximum depths greater than 3.5 times the widths of the lots at their potential building lines. A similar width-to-depth ratio is illustrated for proposed Lot 2, though under different circumstances. It should also be noted that the design of proposed Lot 3 may also be regarded as a "panhandle" lot, which is generally discouraged by Section V.D.1. of the Subdivision Regulations; the exceptions being the approval of lots located where varied and irregularly-shaped lot designs are common, and the informality of design is consistent with other lots in the vicinity. Planning Commission approval of various irregularly shaped lots within the immediate vicinity of the subject site, along with previous subdivision approval of the site may facilitate approval of the request at hand; however, waivers of Sections V.D.1. and V.D.3. should be required, if approved. Also, if approved, a note should be required on the Final Plat stating further re-subdivision of the lots will not be allowed until additional public street frontage is provided.

Irrespective of their width-to-depth ratios and irregular designs, the proposed lots do exceed the minimum size requirement of the Subdivision Regulations for lots served by public water and sanitary sewer, and are appropriately labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved, adjusted for any required dedication(s); or, a table providing the same information may suffice.

The 25' minimum building setback is illustrated on the preliminary plat along all street frontages. This information should also be retained on the Final Plat, if approved, adjusted for any required dedication(s).

With regards to access management, a note should be placed on the Final Plat stating each lot is limited to one curb cut each to Spanish Alley, and Lot 3 is limited to one curb cut to Riviere Du Chien Road, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards.

A 20' drainage easement is illustrated between proposed Lots 2 and 3, and along the Western portion of proposed Lot 3. As such, a note should be required on the Final Plat stating no structures will be constructed in any easement.

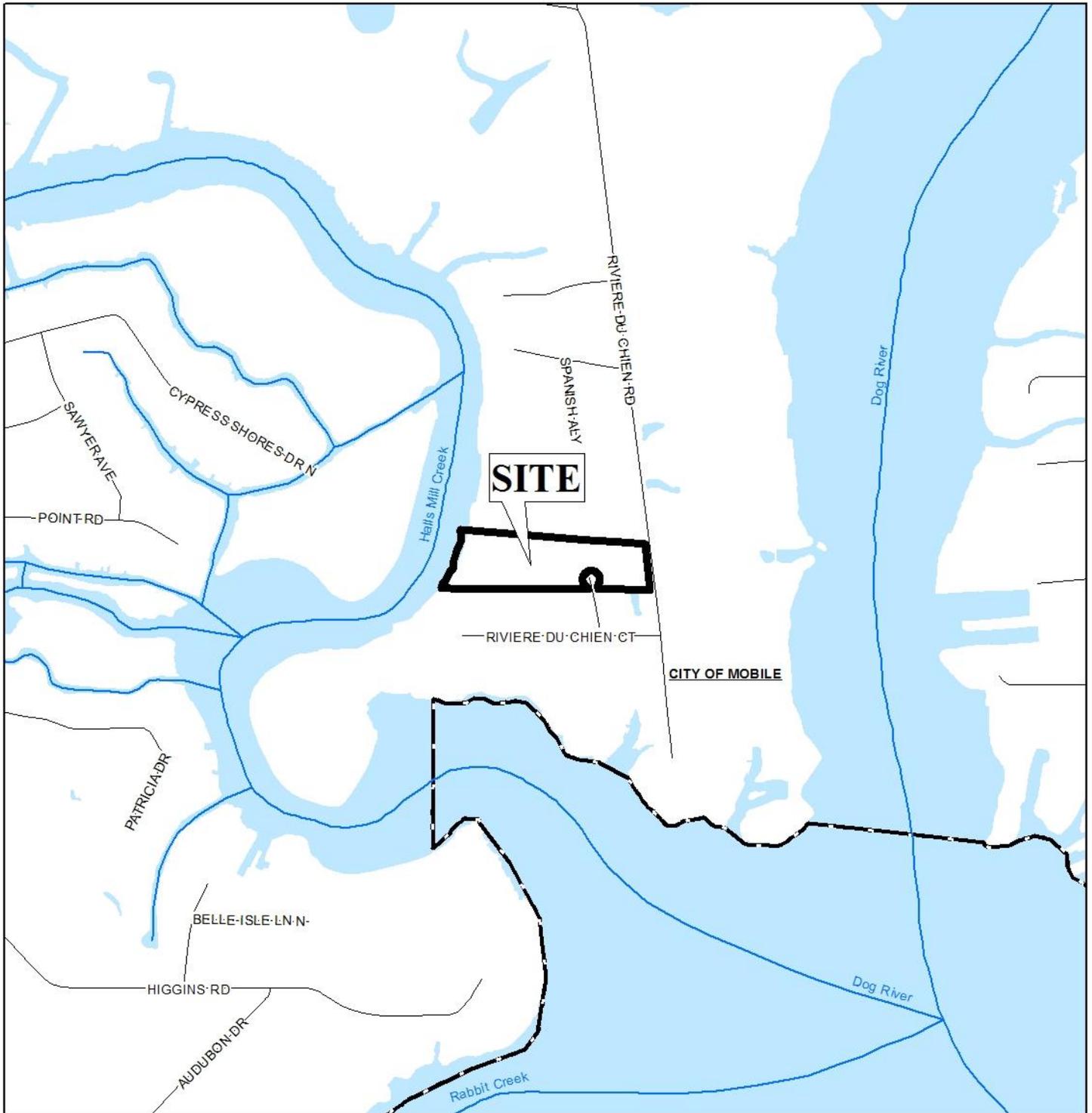
Finally, all lots contain a portion of Halls Mill Creek and wetlands associated with the creek may occur. Additionally, the site appears to be located in the flood zone as depicted on FEMA maps, and thus may be subject to flooding. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

Based on the preceding, and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the plat is recommended for Tentative Approval subject to the following conditions:

- 1) retention of the lot sizes in square feet and acres on the Final Plat, or the provision of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line along all frontages;
- 3) placement of a note on the Final Plat stating each lot is limited to one curb cut to Spanish Alley, and Lot 3 is limited to one curb cut to Riviere Du Chien Road, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating no structures will be constructed in any easement;
- 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) 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) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper process. C) National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. D) 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. E) Show and label all flood zones. F) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G) Provide and label the monument set or found at each subdivision corner. H) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I) 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. J) 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. K) 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. L) Add a note to the plat stating that all easements shall remain in effect until properly vacated through the City of Mobile Vacation process. M) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. N) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 6) compliance with Traffic Engineering comments: (*Site is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 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).*);
- 8) compliance with 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.)*);
- 9) completion of the subdivision process prior to any requests for new construction or land disturbance activity; and,
- 10) compliance with all other municipal codes and ordinances.

# LOCATOR MAP



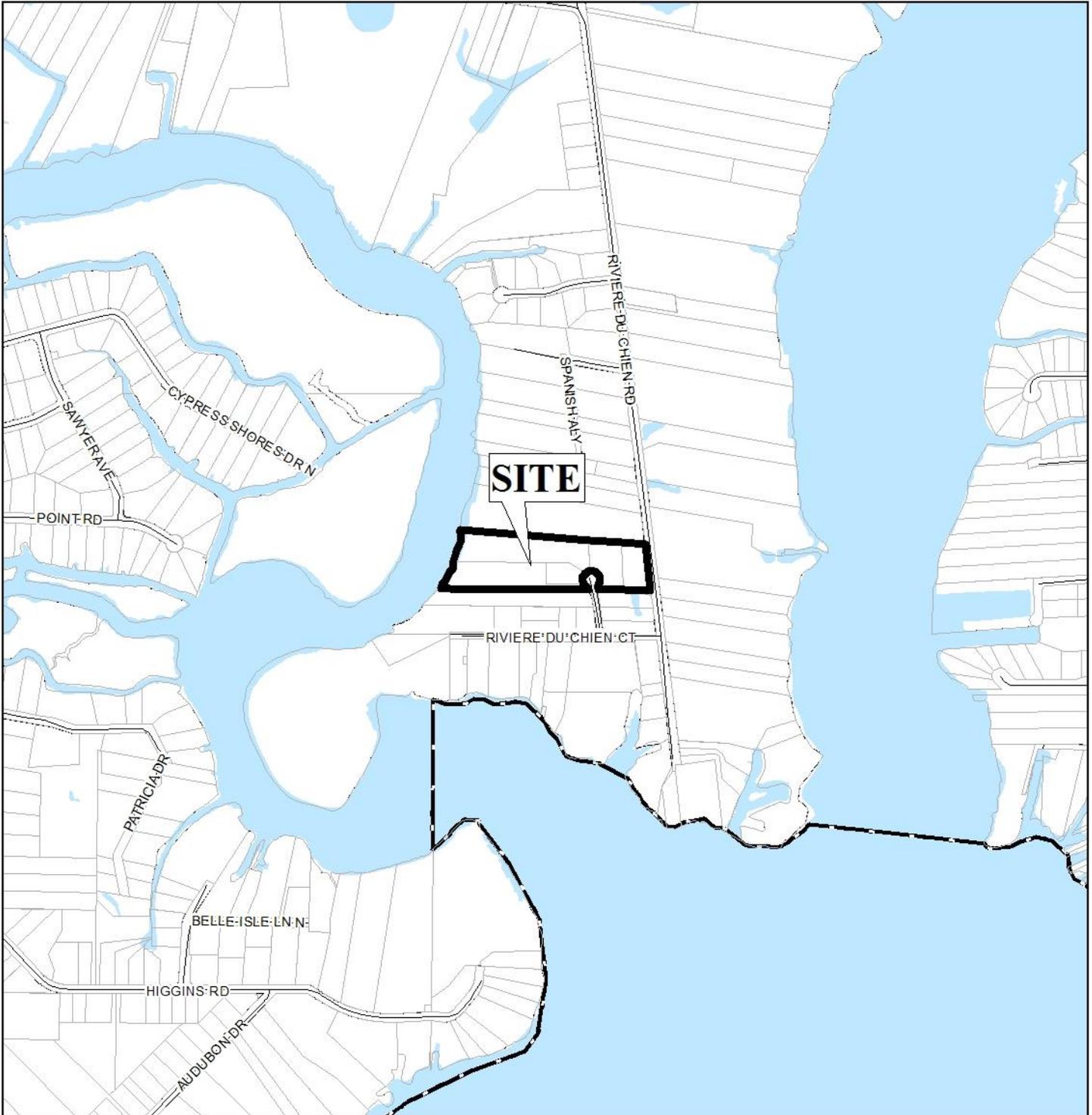
APPLICATION NUMBER 11 DATE September 7, 2017

APPLICANT Sunset Creek Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



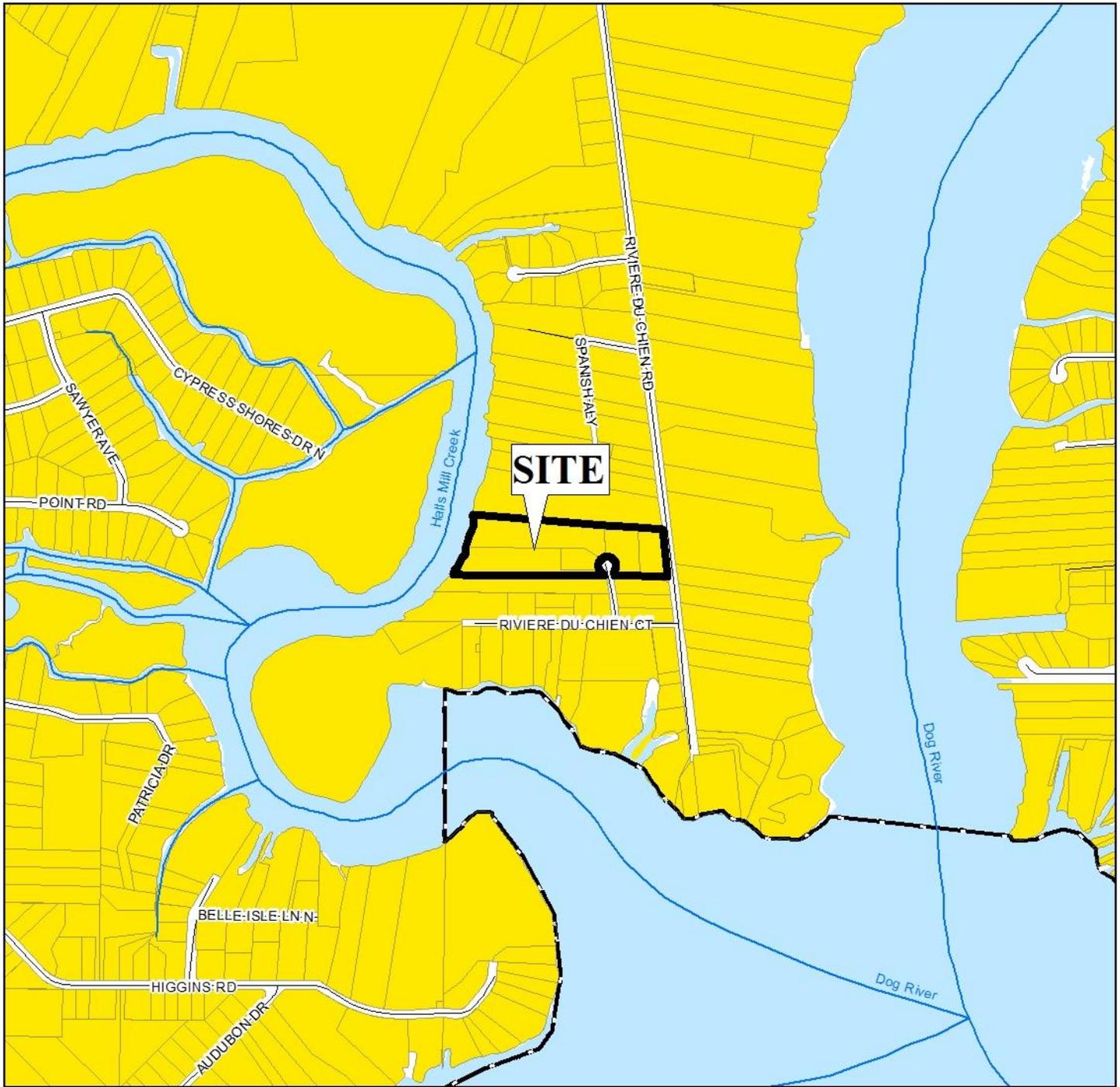
APPLICATION NUMBER 11 DATE September 7, 2017

APPLICANT Sunset Creek Subdivision

REQUEST Subdivision



# FLUM LOCATOR MAP



APPLICATION NUMBER 11 DATE September 7, 2017

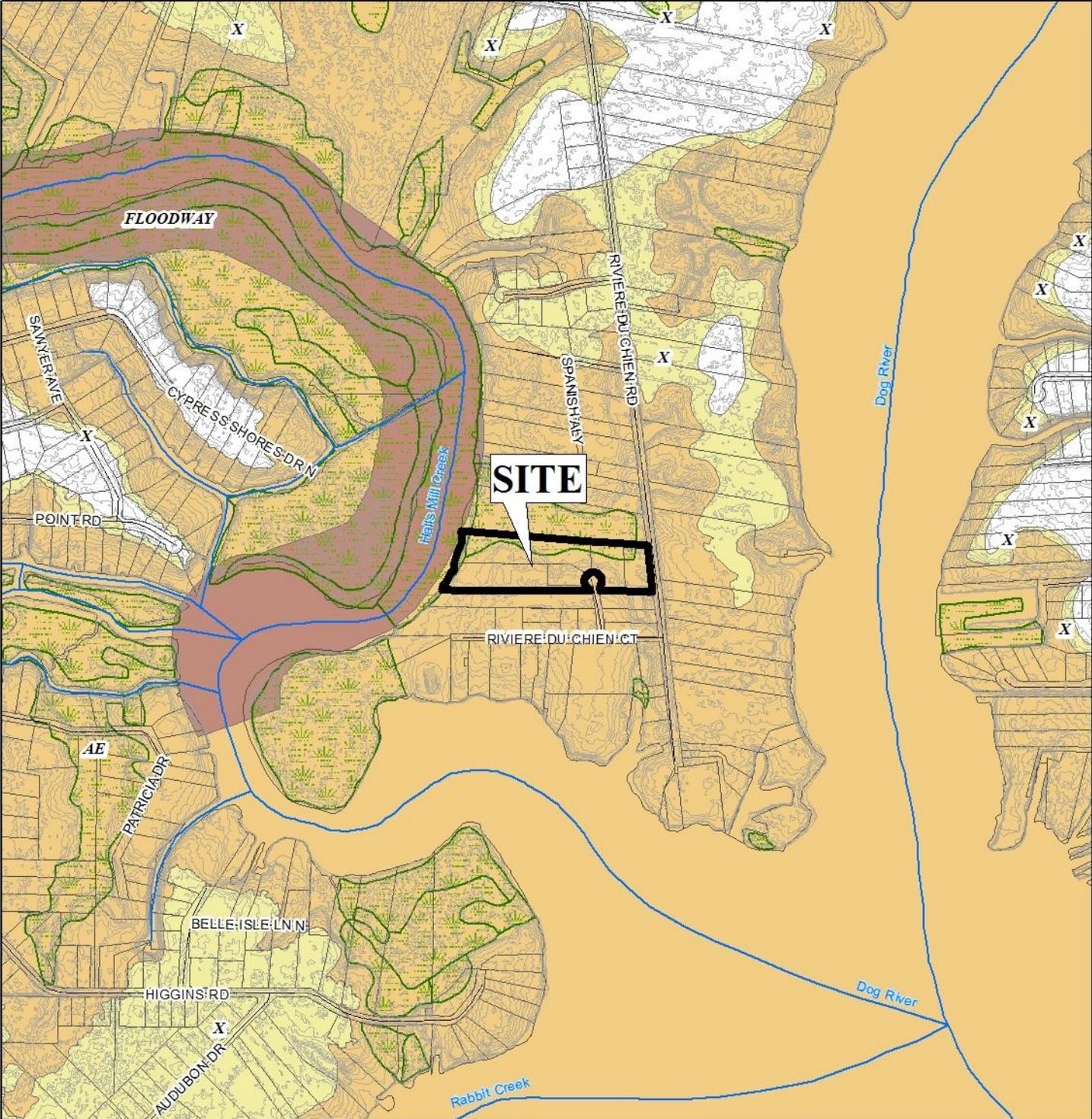
APPLICANT Sunset Creek Subdivision

REQUEST Subdivision

- |   |  |   |  |
|---|--|---|--|
|  Low Density Residential   |  Neighborhood Center- Traditional |  Downtown Waterfront |  Water Dependent    |
|  Mixed Density Residential |  Traditional Corridor             |  Light Industry      |  Parks & Open Space |
|  Downtown                  |  Neighborhood Center- Suburban    |  Heavy Industry      |  |
|  District Center           |  Mixed Commercial Corridor        |  Institutional       |  |



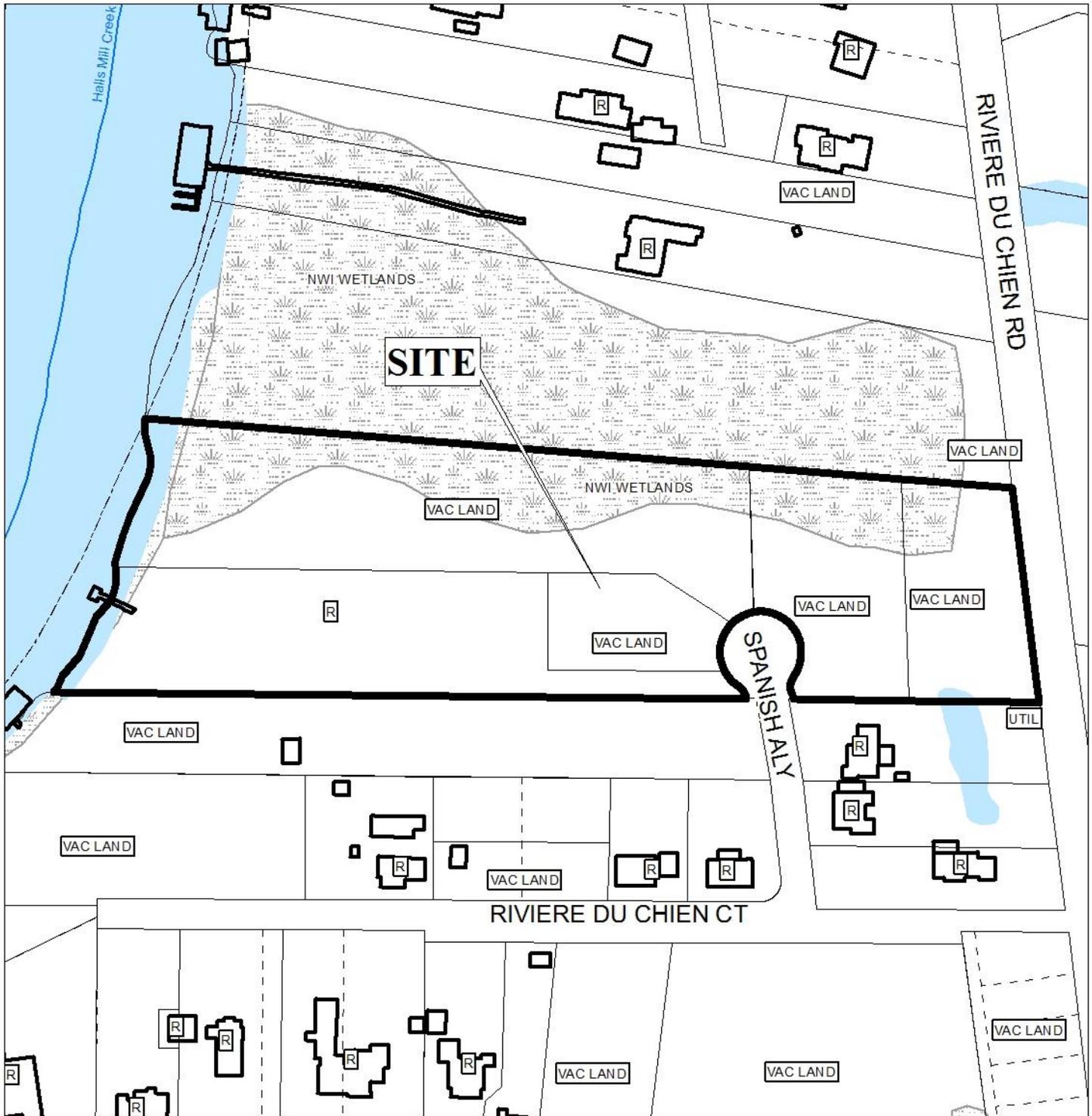
# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 11 DATE September 7, 2017  
APPLICANT Sunset Creek Subdivision  
REQUEST Subdivision



# SUNSET CREEK SUBDIVISION



APPLICATION NUMBER 11 DATE September 7, 2017

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



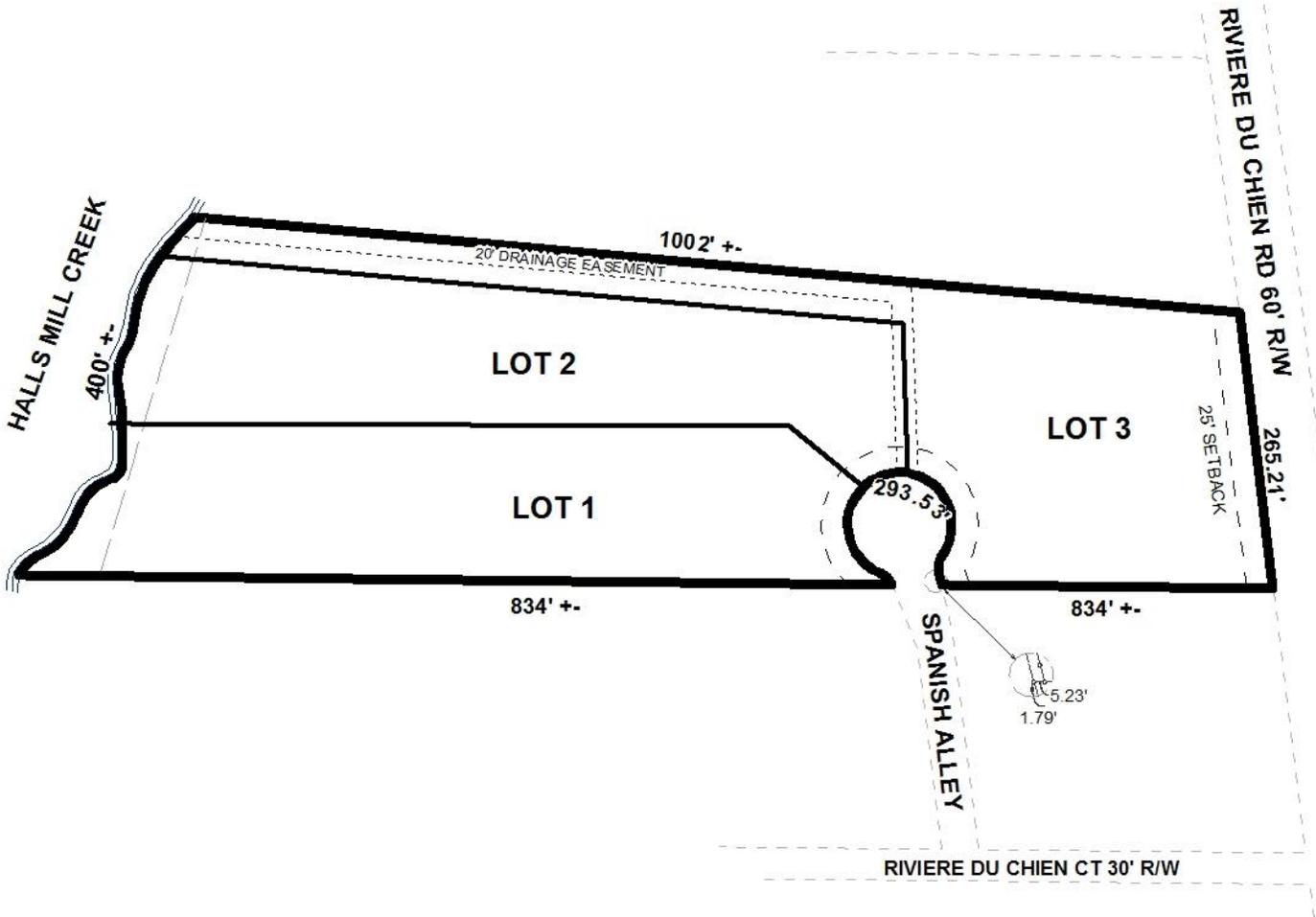
# SUNSET CREEK SUBDIVISION



APPLICATION NUMBER 11 DATE September 7, 2017



# DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE September 7, 2017

APPLICANT Sunset Creek Subdivision

REQUEST Subdivision



NTS