

## **FINANCIAL PLAZA SUBDIVISION**

Engineering Comments: Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Dedicate a radius (minimum 25' radius) at the corner of College Lane South and the West I-65 Service Rd N. Final location to be approved by the City Engineer and Traffic Engineer.

Traffic Engineering Comments: Driveway number, 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 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 4.2 ± acre, 1 lot subdivision which is located on Southwest corner of West I-65 Service Road North and College Lane South and is in Council District 7.

The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to combine four legal lots of record (3, 4, 15 and 16) of College Park Northwestern Quadrangle Unit Two Subdivision, originally approved by the Planning Commission on November 5, 1970 into one legal lot of record. All properties within the proposed subdivision are zoned B-2, Neighborhood Business. The site is currently developed, with a 73,000 sq. ft. commercial building on lots 3 and 4.

The site fronts onto College Lane South, Du Rhu Drive and I-65 Service Road North. College Lane is indicated to have a current right of way width of 70' and Du Rhu Drive is indicated to have a current right of way width of 60' on the plat; therefore, no dedication would be required for College Lane South and Du Rhu Drive. I-65 is a component of the Major Street Plan with a planned 300' right-of-way. As the plat indicates a varying right-of-way width for I-65 in front of the site, the plat should indicate at least 150' width from the centerline of I-65 currently exists, or dedication sufficient to provide 150' from the centerline of I-65, should be required.

On the plat, the corner of I-65 Service Road North and College Lane South, the required curb radii is not indicated. Curb radii dedication along with the size, design and location of all existing curb-cuts to be reviewed and approved by Traffic Engineering and conform to AASHTO standards.

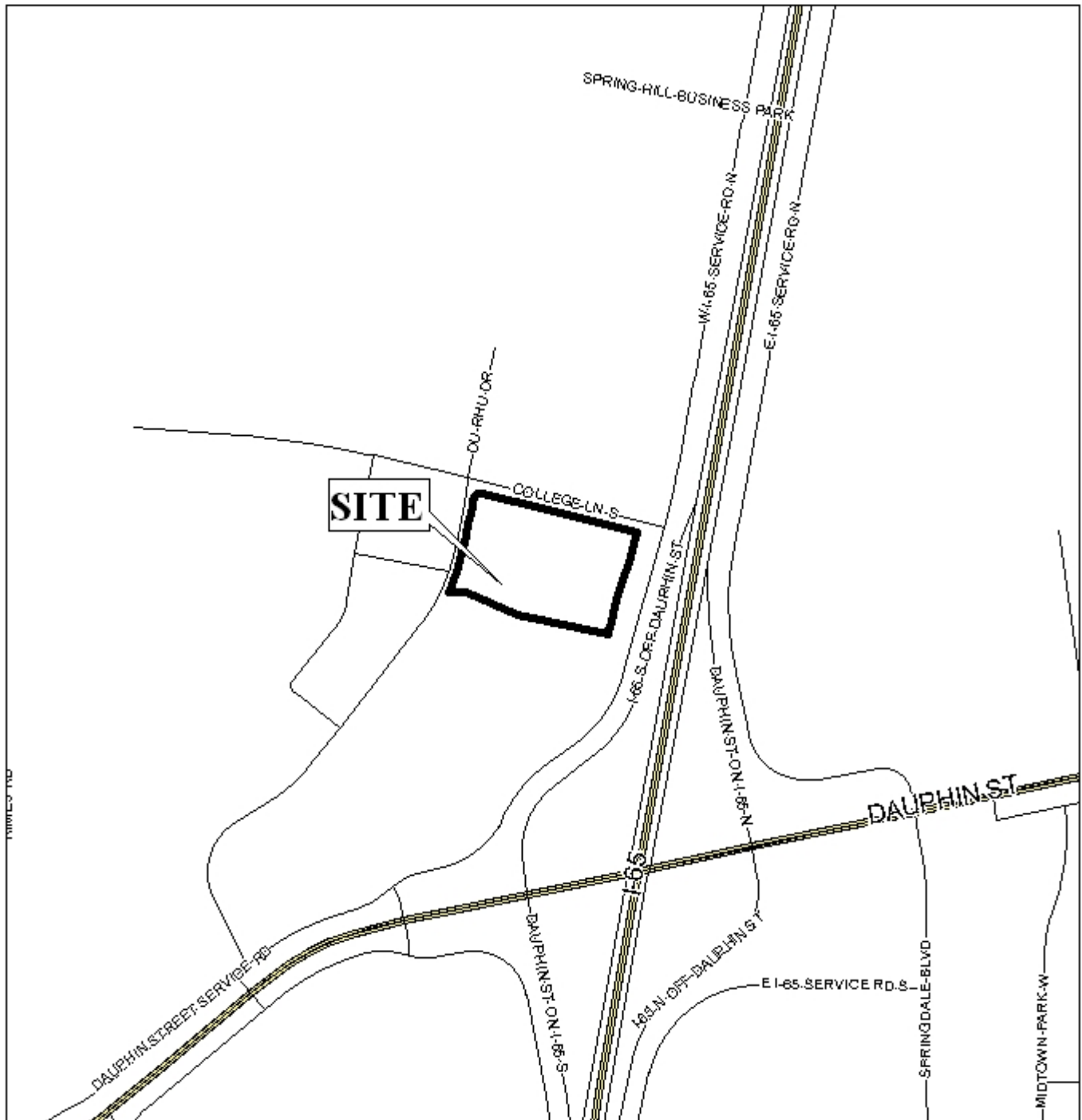
The proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The area of the lot is depicted on the plat, and should be retained on the Final Plat, revised to account for any dedication, or a table provided on the Final Plat with the same information, if approved.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

The subdivision 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 indicate at least a 150' width from the centerline of I-65 currently exists, or dedication sufficient to provide 150' from the centerline of I-65;
- 2) subject to the Engineering comments: *(Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Dedicate a radius (minimum 25' radius) at the corner of College Lane South and the West I-65 Service Rd N. Final location to be approved by the City Engineer and Traffic Engineer.);*
- 3) subject to Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering (including required curb radii and existing curb cuts) and conform to AASHTO standards.);*
- 4) subject to 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 61-929 and City Code Chapters 57 and 64).);and*
- 5) subject to Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.)*

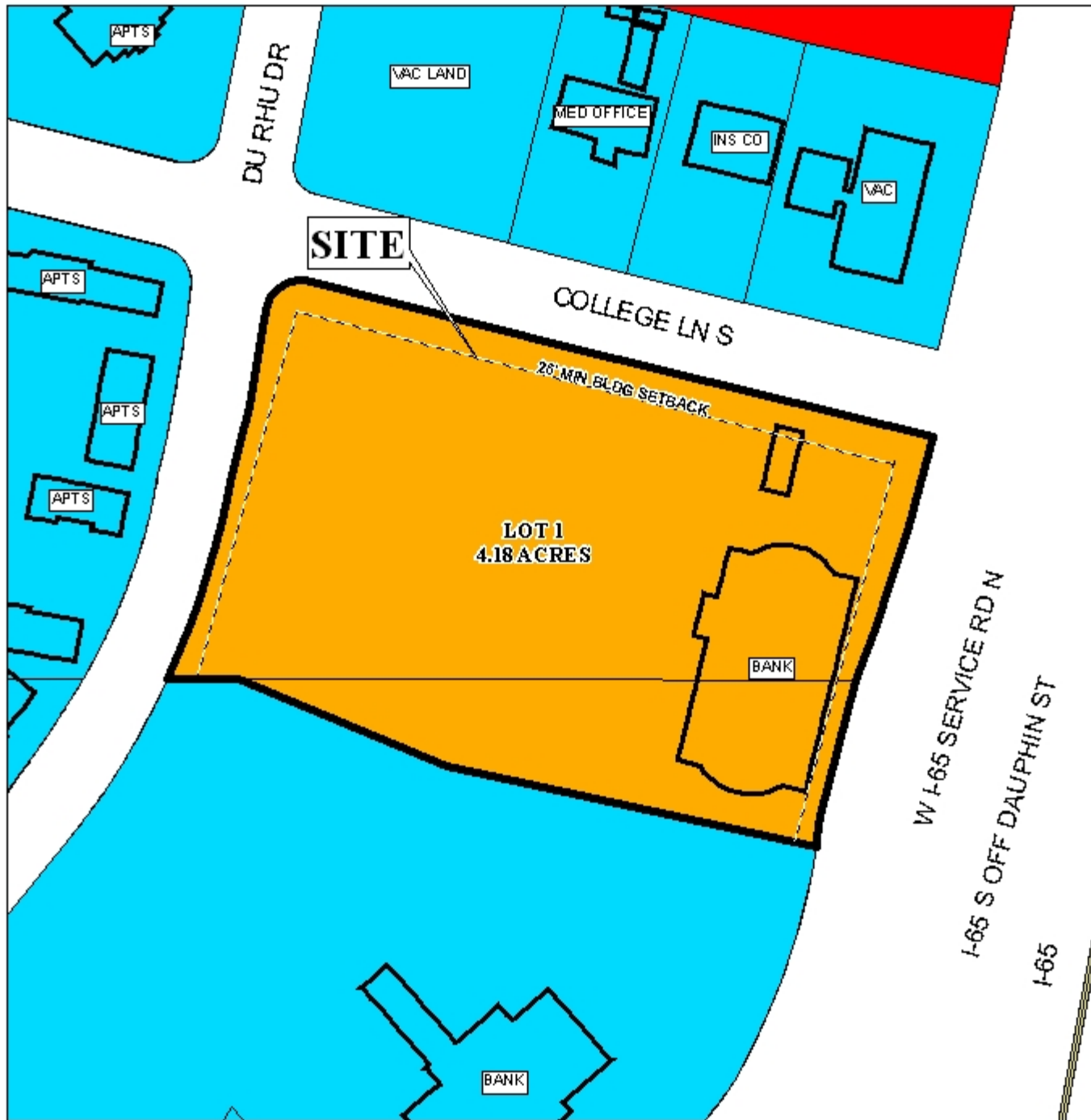
# LOCATOR MAP



APPLICATION NUMBER 3 DATE June 6, 2013  
APPLICANT Financial Plaza Subdivision  
REQUEST Subdivision



# FINANCIAL PLAZA SUBDIVISION



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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