CAMPUS CORNER SUBDIVISION

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 all flood zones.
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. 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.
E. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
F. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

Traffic Engineering Comments: Site is limited to one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway access to University Boulevard shall be limited to right-out and right- and left-in only (no left out), due to proximity to signalized intersection at Old Shell Road. Any new 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 (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 1.1± acre, 1-lot subdivision which is located on the Southwest corner of Old Shell Road and South University Boulevard, and is in Council District 6. The applicant states that the subdivision is served by both public water and sanitary sewer. The purpose of this application is to create a legal lot of record from a single metes-and-bounds parcel.

The lot size is not labeled on the preliminary plat in square feet or acres, however, this information should be provided on the Final Plat, if approved. It should be noted that the proposed lot would exceed the minimum required lot size of Section V.D.2. of the Subdivision Regulations.

The site has frontage onto Old Shell Road and South University Boulevard, both major streets on the Major Street Plan. As major streets, both Old Shell Road and South University Boulevard should have rights-of-way of 100'. While the preliminary plat states that the rights-of-way vary in this area, it should be noted that it appears the rights-of-way along both frontages exceed 100', possibly making no dedication required. The preliminary plat should be revised to illustrate either the existing right-of-way, or that there is at least 50' from the property line to the centerline of each street. A corner radius at Old Shell Road and South University Boulevard, compliant with Section V.D.6. of the Subdivision Regulations, should be provided if approved.

The site plan shows an existing curb cut to Old Shell Road, as well as two curb cuts to South University Boulevard. As a means of access management, a note should be required on the Final Plat, if approved, stating that the site is limited to one curb cut per street frontage, with the curb cut on South University be restricted to no left out, and with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The preliminary plat depicts the required 25-foot minimum building setback line along both Old Shell Road and South University Boulevard. Both setbacks should be retained on the Final Plat, if approved.

It should be noted that there is an existing structure on the proposed lot; however a demolition permit was obtained on November 16, 2016 for demolition of all existing structures on the site.

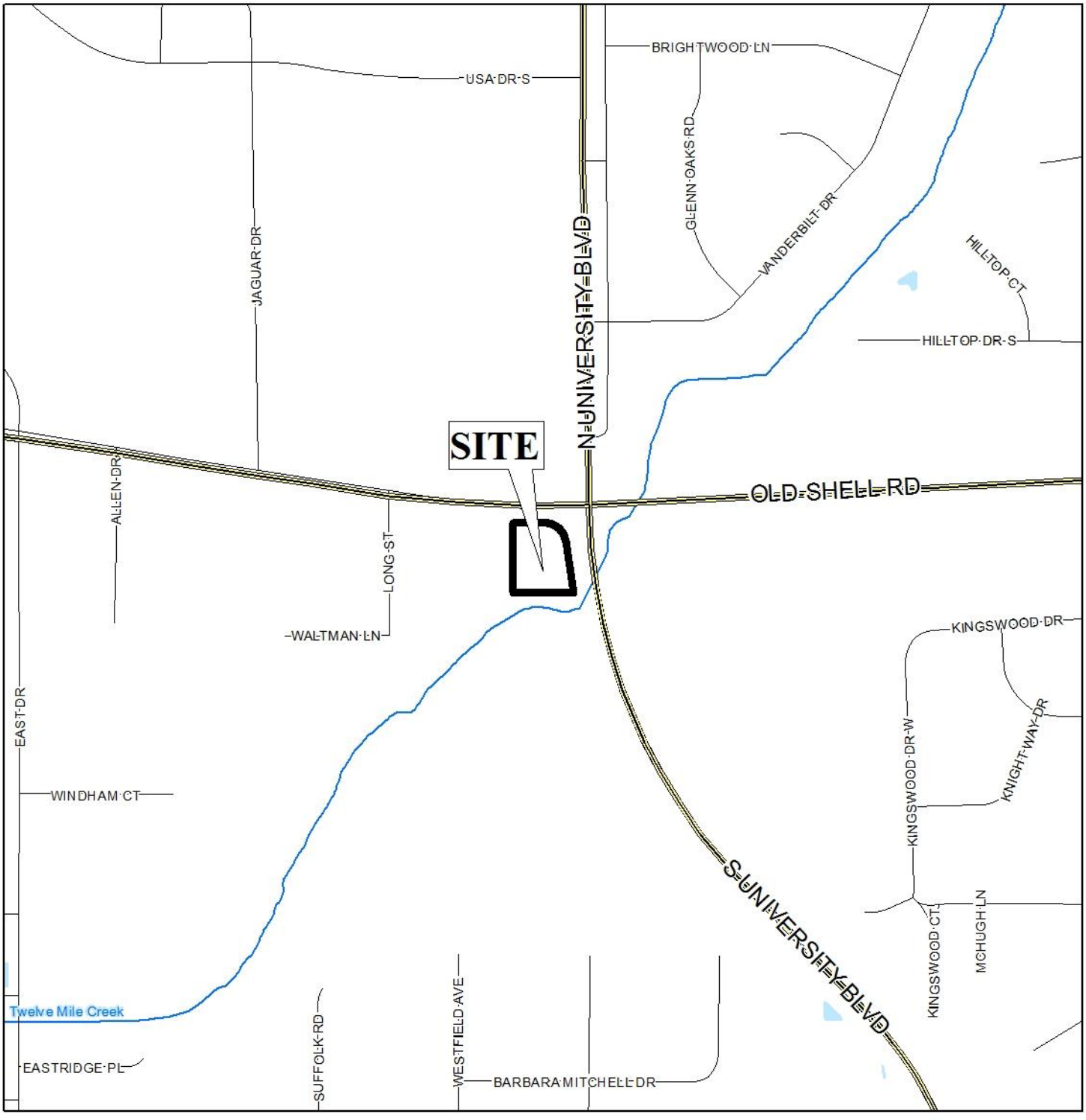
Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

1) placement of the lot size in square feet and acres;
2) depiction of either the existing minimum rights-of-way for Old Shell Road and South University, or illustration that there is a minimum of 50' between the property line and the centerline along said streets;
3) dedication of compliant curb radius at the corner of Old Shell Road and South University Boulevard per Section V.D.6. of the Subdivision Regulations
4) placement of a note stating the site is limited to one curb cut per street frontage, with the curb cut on South University be restricted to no left out, and with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
5) retention of the 25-minimum building setback along South University Boulevard and Old Shell Road;
6) compliance with Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 all flood zones. 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. 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. E. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on*

this drawing. F. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);

7) compliance with Traffic Engineering comments (*Site is limited to one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway access to University Boulevard shall be limited to right-out and right- and left-in only (no left out), due to proximity to signalized intersection at Old Shell Road. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
8) 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).*); and
9) compliance with Fire 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).*).

LOCATOR MAP



APPLICATION NUMBER 7 DATE December 1, 2016

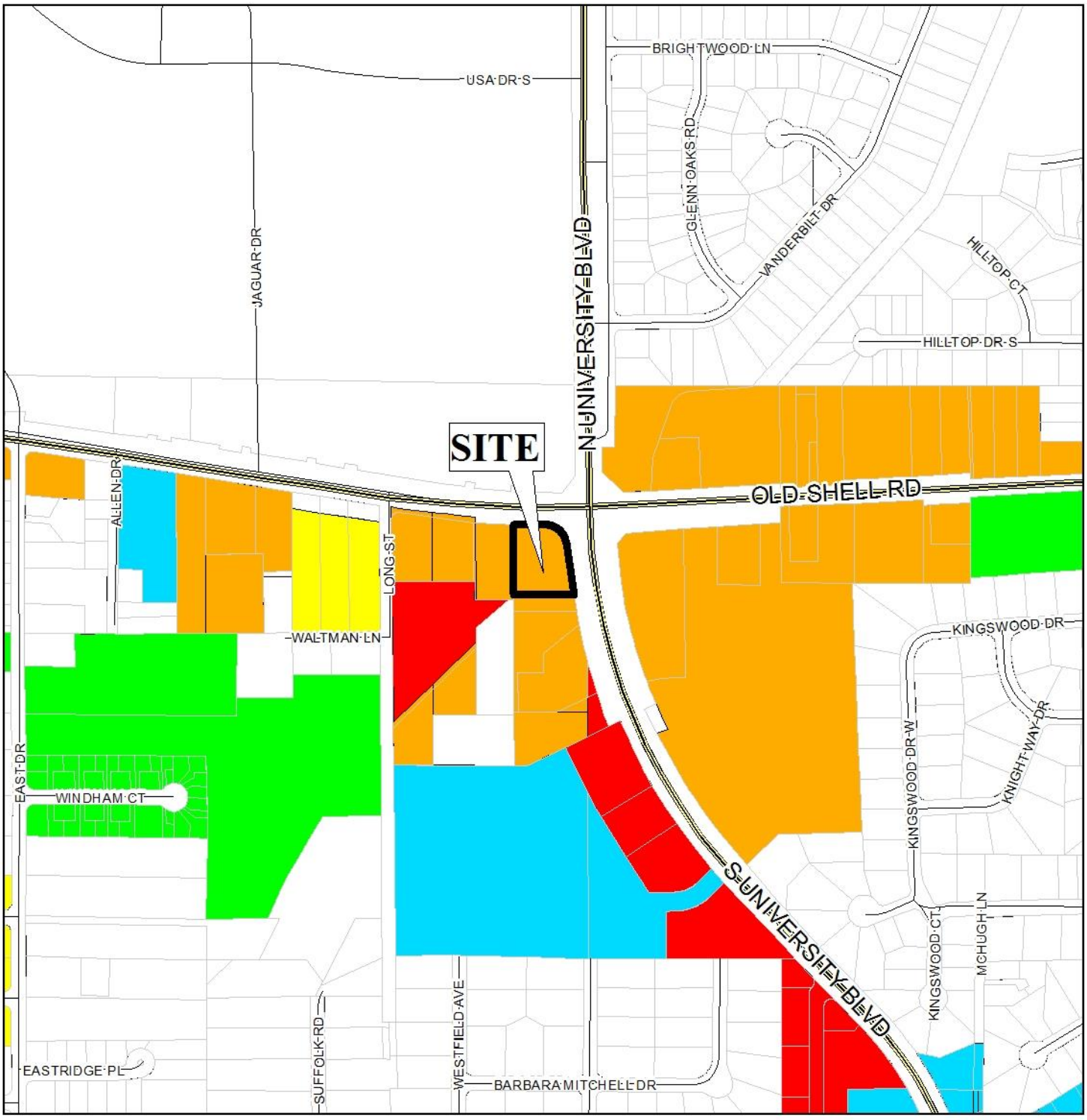
APPLICANT Campus Corner Subdivision

REQUEST Subdivision

N

NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE December 1, 2016

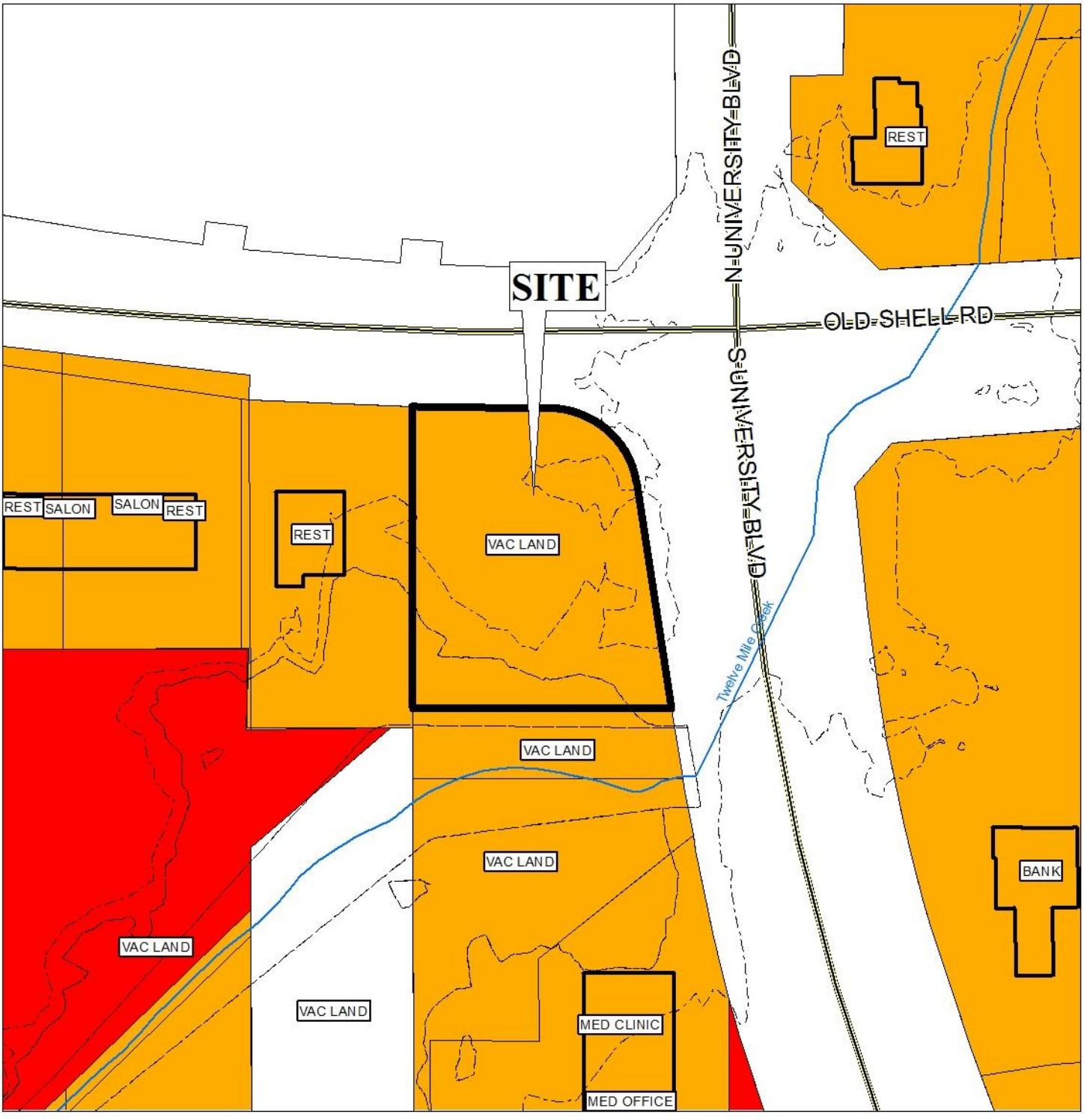
APPLICANT Campus Corner Subdivision

REQUEST Subdivision

N

NTS

CAMPUS CORNER SUBDIVISION



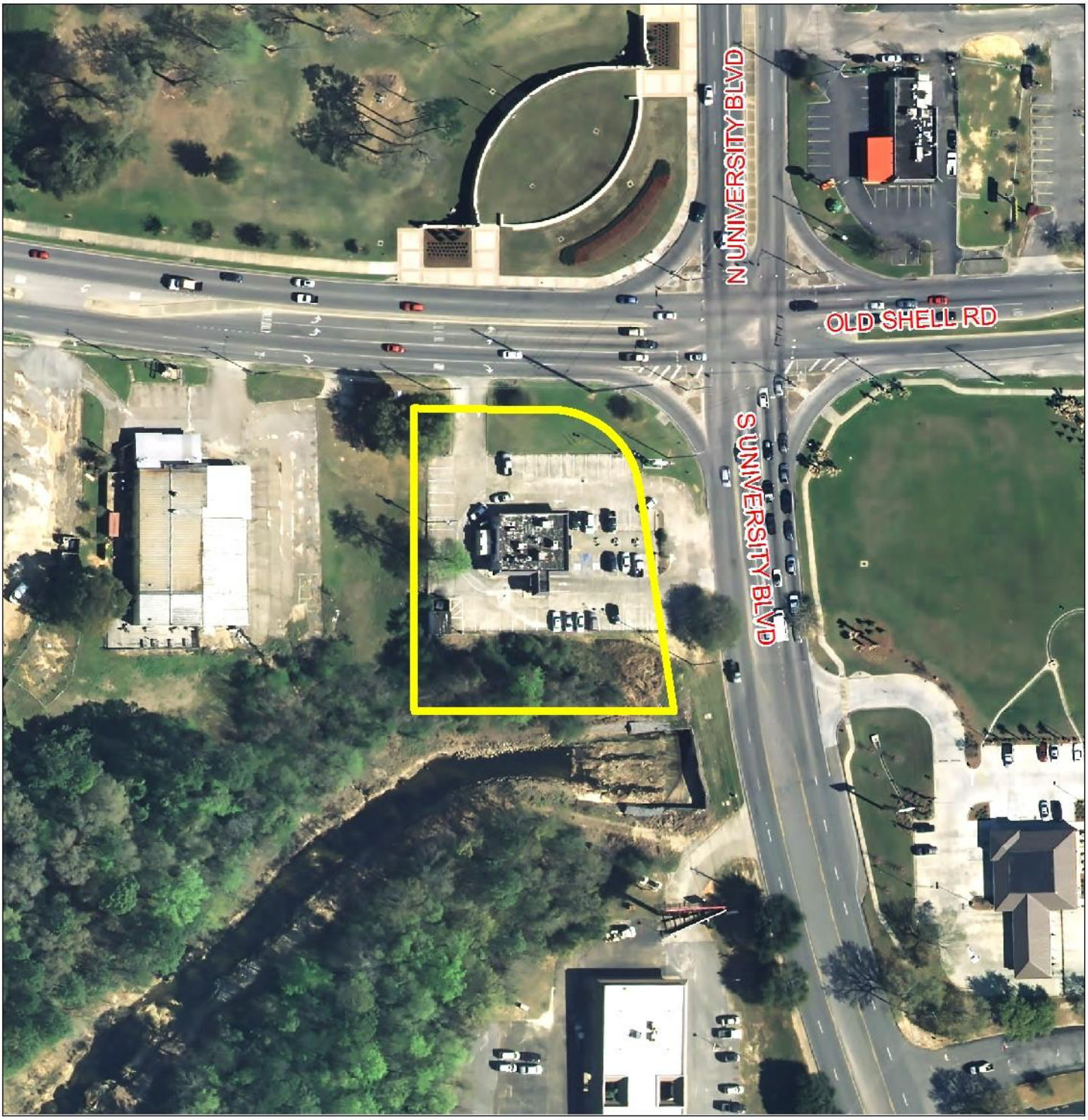
APPLICATION NUMBER 7 DATE December 1, 2016

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

N

NTS

CAMPUS CORNER SUBDIVISION

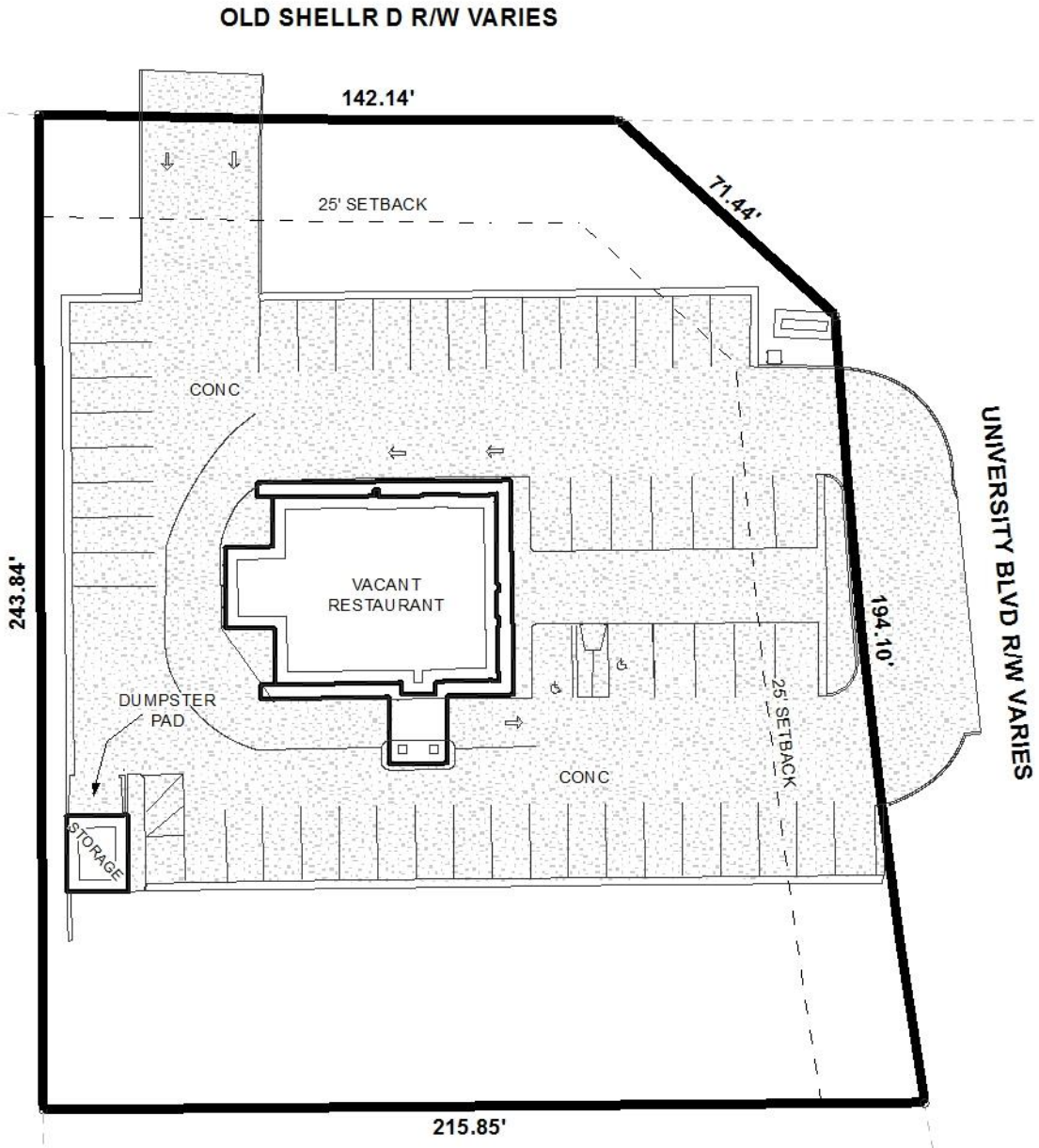


APPLICATION NUMBER 7 DATE December 1, 2016

N

NTS

DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE December 1, 2016

APPLICANT Campus Corner Subdivision

REQUEST Subdivision

N

NTS