

WESTWOOD PLAZA SUBDIVISION, RESUBDIVISION OF LOTS B AND E, BURTON ADDITION TO

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. Label the ROW dedication to the City of Mobile.
- C. Revise or clarify the POC labeled at the SE corner of Lot B-R.
- D. Provide the Field Date in Note #3.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. 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.
- G. 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.
- H. 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.
- I. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- J. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

Traffic Engineering Comments: The site is limited to the number of driveways as illustrated by the approved Planned Unit Development for this site, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)

The plat illustrates the proposed 17.9 acre \pm , 2 lot subdivision which is located on the Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road, 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 alter a common lot line between two lots created as part of a 5 lot subdivision approved by the Planning Commission at its July 11, 2013 meeting. The change in the lot line will enlarge proposed Lot E-R from 28,714 \pm square feet to 37,572 \pm square feet, correspondingly reducing the size of proposed Lot B-R.

The site fronts onto Airport Boulevard, Schillinger Road South, and Thomas Road. Previous subdivision applications addressed right-of-way dedication requirements, thus no dedications will be required with the application at hand.

Both lots are developed. Proposed Lot B-R contains a multi-tenant shopping center, while proposed Lot E-R contains a two tenant building with drive-through. The lot line adjustment will accommodate the "as-built" condition of the structure located on Lot E-R. Both lots are part of the Westwood Plaza shopping center, thus there is shared access and parking between the lots part of this application, as well as 4 other lots not included in this application.

Access management is a concern due to the site abutting two major streets. The previous subdivision approvals for the site limited access to an approved Planned Unit Development, and as the two proposed lots are within a Planning Commission approved PUD, this condition should apply to the lots that will be created by the application.

The minimum building setback line, required in Section V.D.9., is depicted along all road frontages and should be retained on the Final Plat, if approved.

Various access, drainage, and utility easements are depicted on the preliminary plat and should be retained on the Final Plat, if approved.

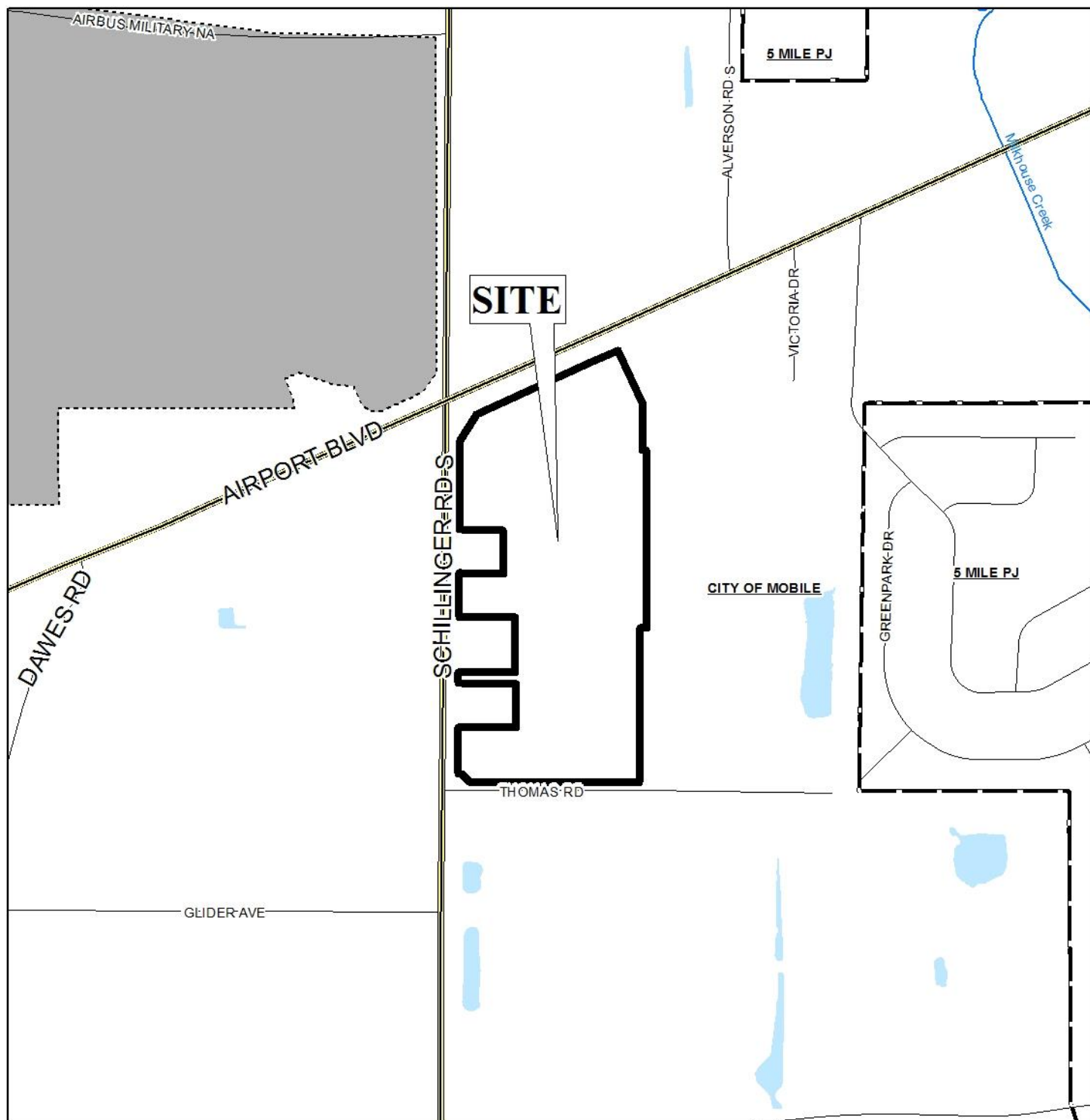
Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) 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. Label the ROW dedication to the City of Mobile. C. Revise or clarify the POC labeled at the SE corner of Lot B-R. D. Provide the Field Date in Note #3. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. H. 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. I. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. J. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);

- 2) Compliance with Traffic Engineering comments: *(The site is limited to the number of driveways as illustrated by the approved Planned Unit Development for this site, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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);*
- 3) 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).);*
- 4) 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC));*
- 5) Depiction of the minimum building setback line along all street frontages, as depicted on the preliminary plat;
- 6) Depiction of the access, utility, and drainage easements, as depicted on the preliminary plat; and,
- 7) Curb-cuts limited to an approved Planned Unit Development.

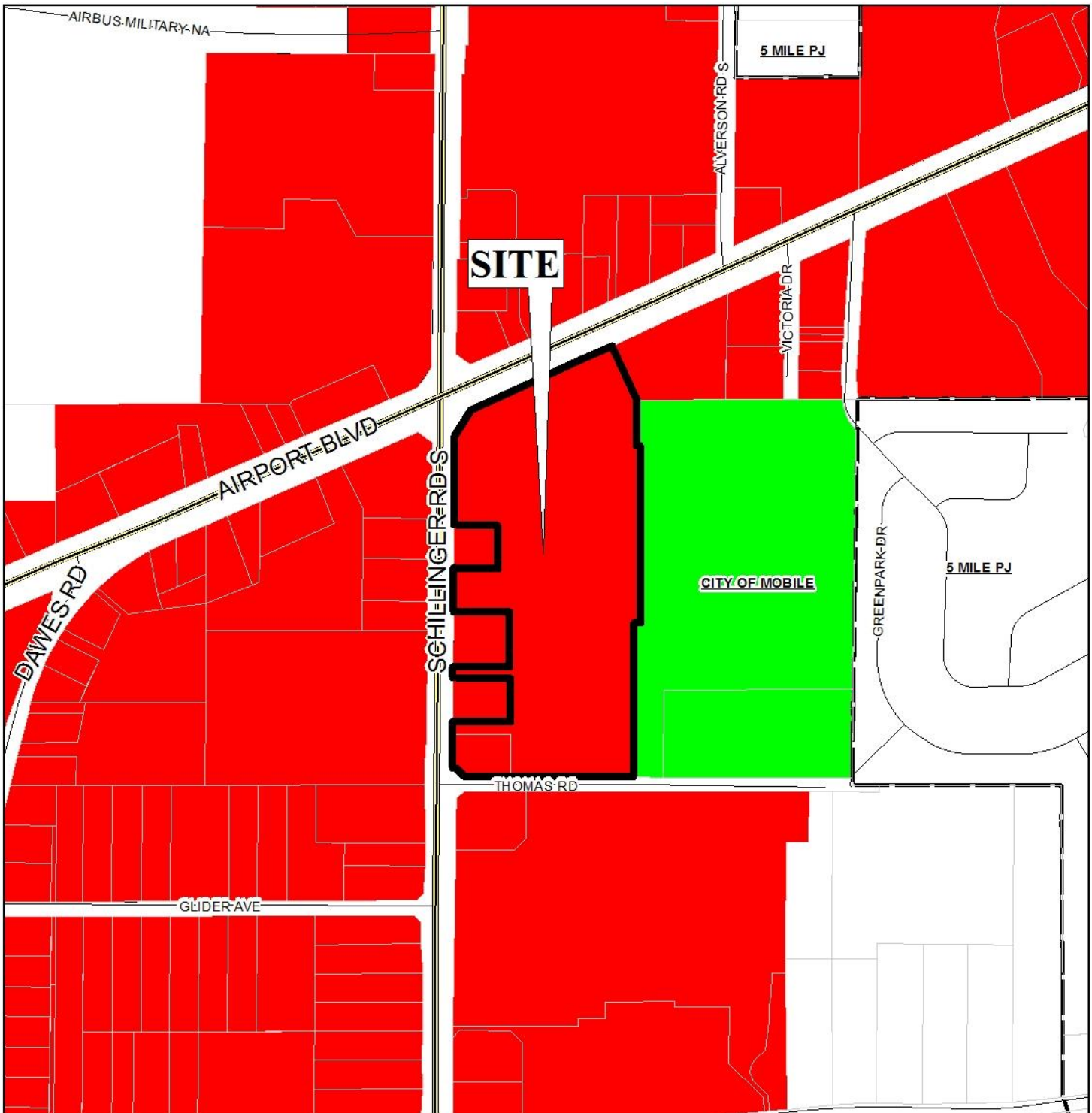
LOCATOR MAP



APPLICATION NUMBER 12 DATE August 4, 2016
APPLICANT Westwood Plaza Subdivision, Resubdivision of Lots B and E, Burton Addition to
REQUEST Subdivision



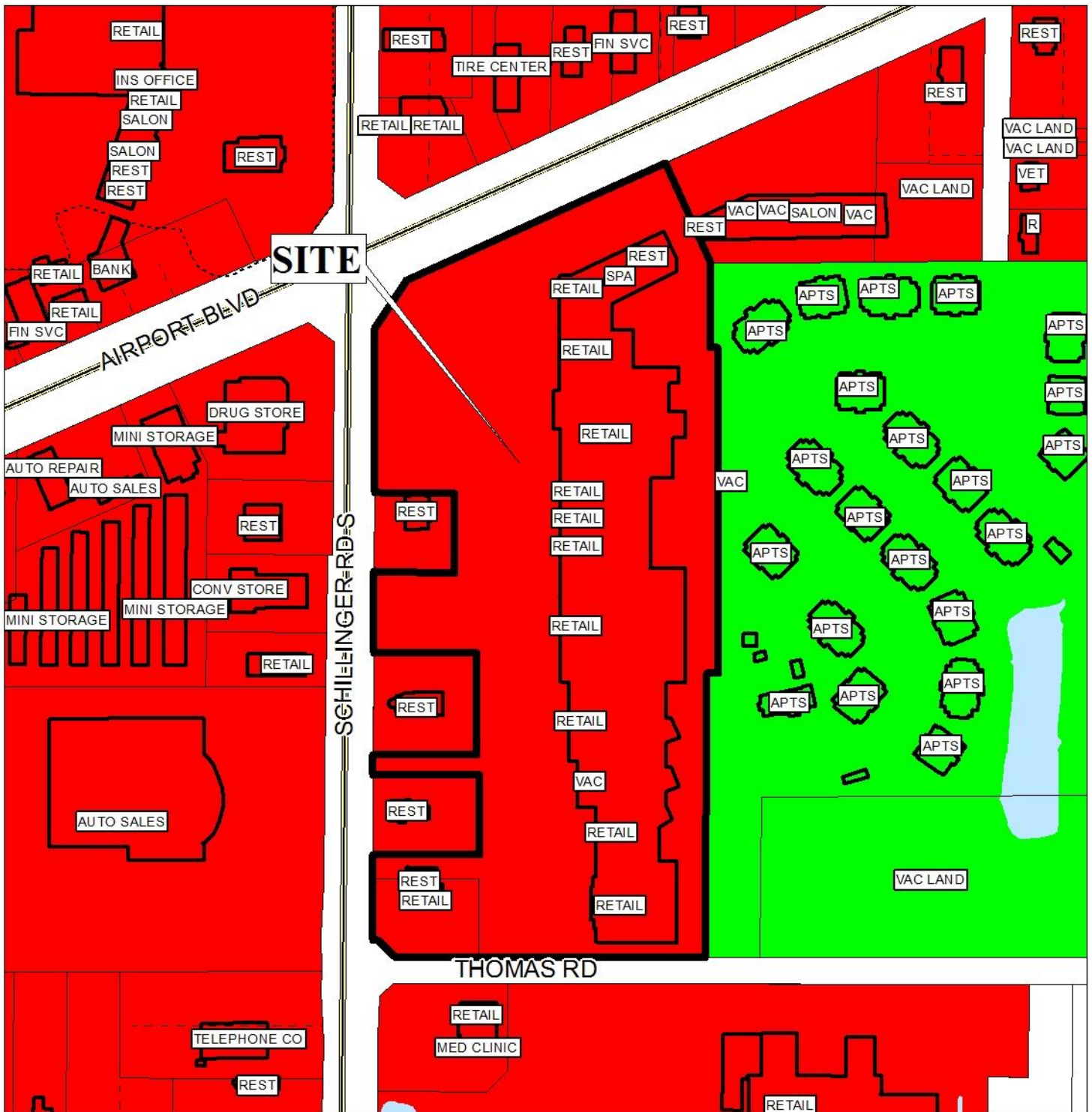
LOCATOR ZONING MAP



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WESTWOOD PLAZA SUBDIVISION, RESUBDIVISION OF LOTS B AND E, BURTON ADDITION TO

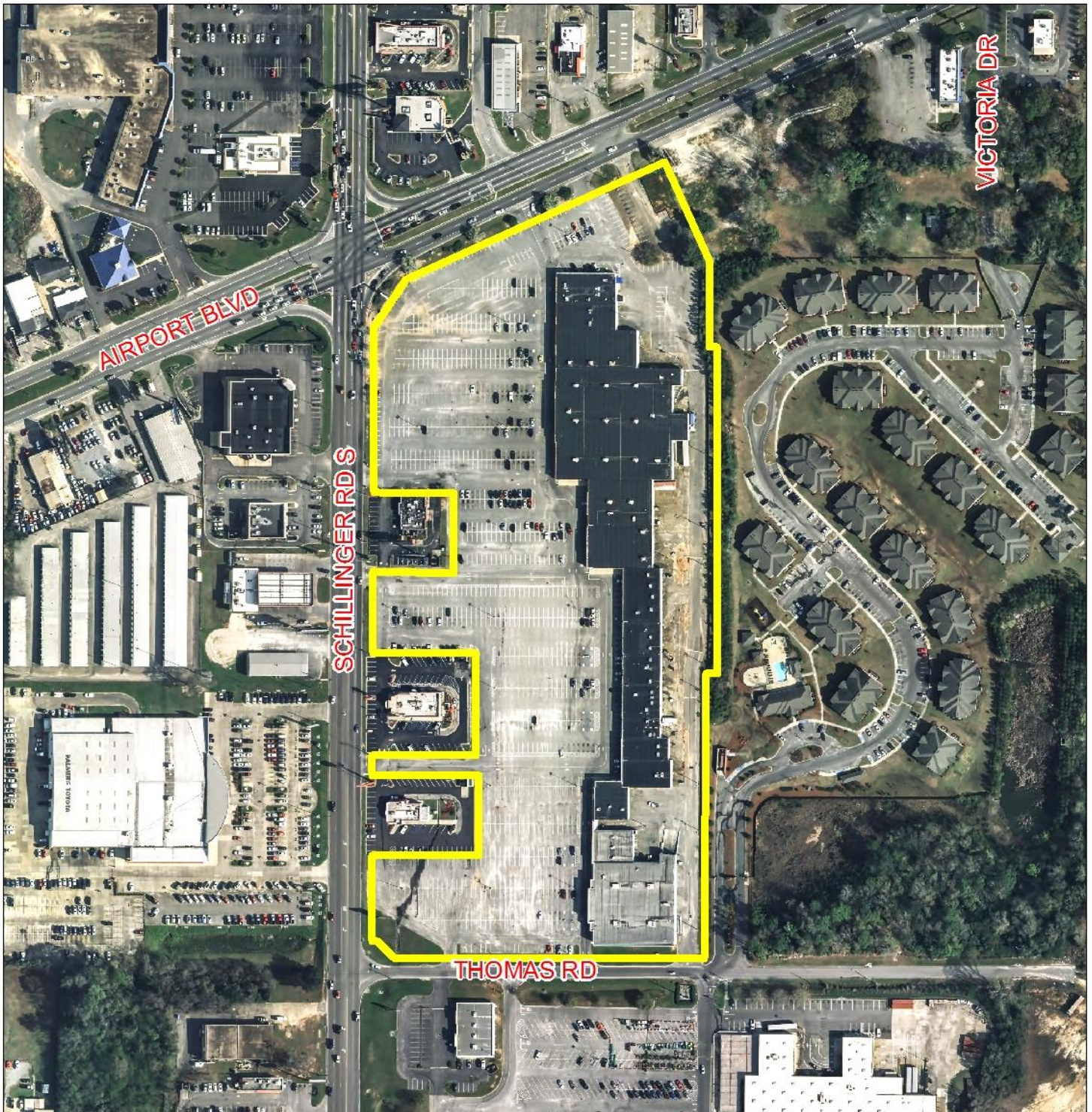


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



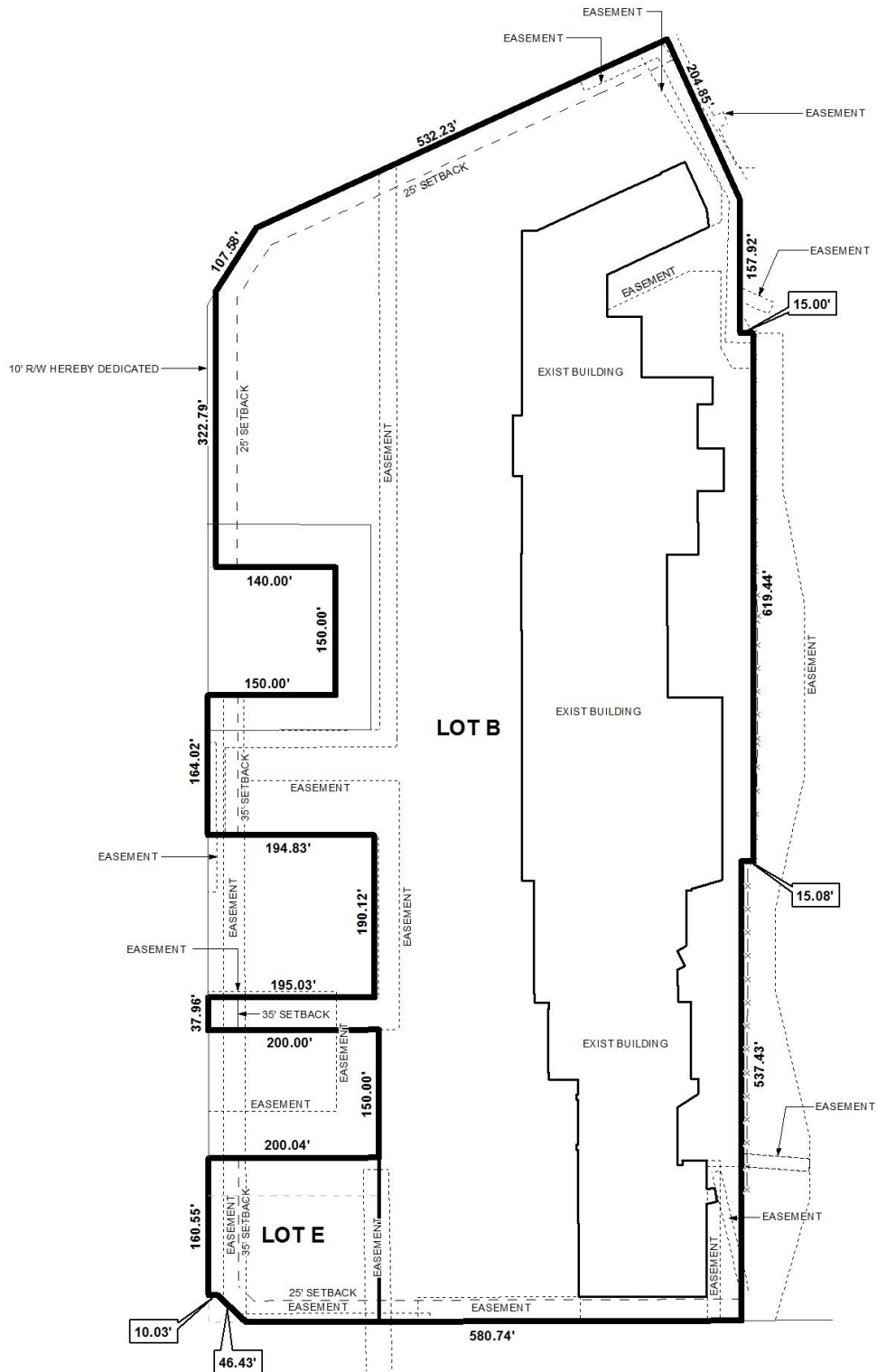
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APPLICATION NUMBER 12 DATE August 4, 2016



DETAIL SITE PLAN



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 APPLICANT Westwood Plaza Subdivision, Resubdivision of Lots B and E, Burton Addition to
 REQUEST Subdivision



NTS