

LEE VELLA SUBDIVISION

Engineering Comments: It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 3.7961± acre, one lot subdivision, which is located on the west side of South University Boulevard, 500± feet north of Bit and Spur Road, in City Council District 5. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create one legal lot of record from a metes and bounds parcel.

The site fronts South University Boulevard, with 100 feet right-of-way, compliant with the Major Street Plan. Therefore, no right-of-way dedication is required.

The site has approximately 596 linear feet of frontage along South University Boulevard. However, University Boulevard is a major street, and given its traffic density, access management is a concern; therefore, a note should be placed on the final plat stating that the site is limited to two curb cuts, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The proposed lot is not labeled with lot number and square footage, and there is no mention of storm water detention on the plat, which should be addressed prior to signing the final plat. The site is zoned B-3 and requires no side or rear yards. However, a ten foot buffer strip shall be

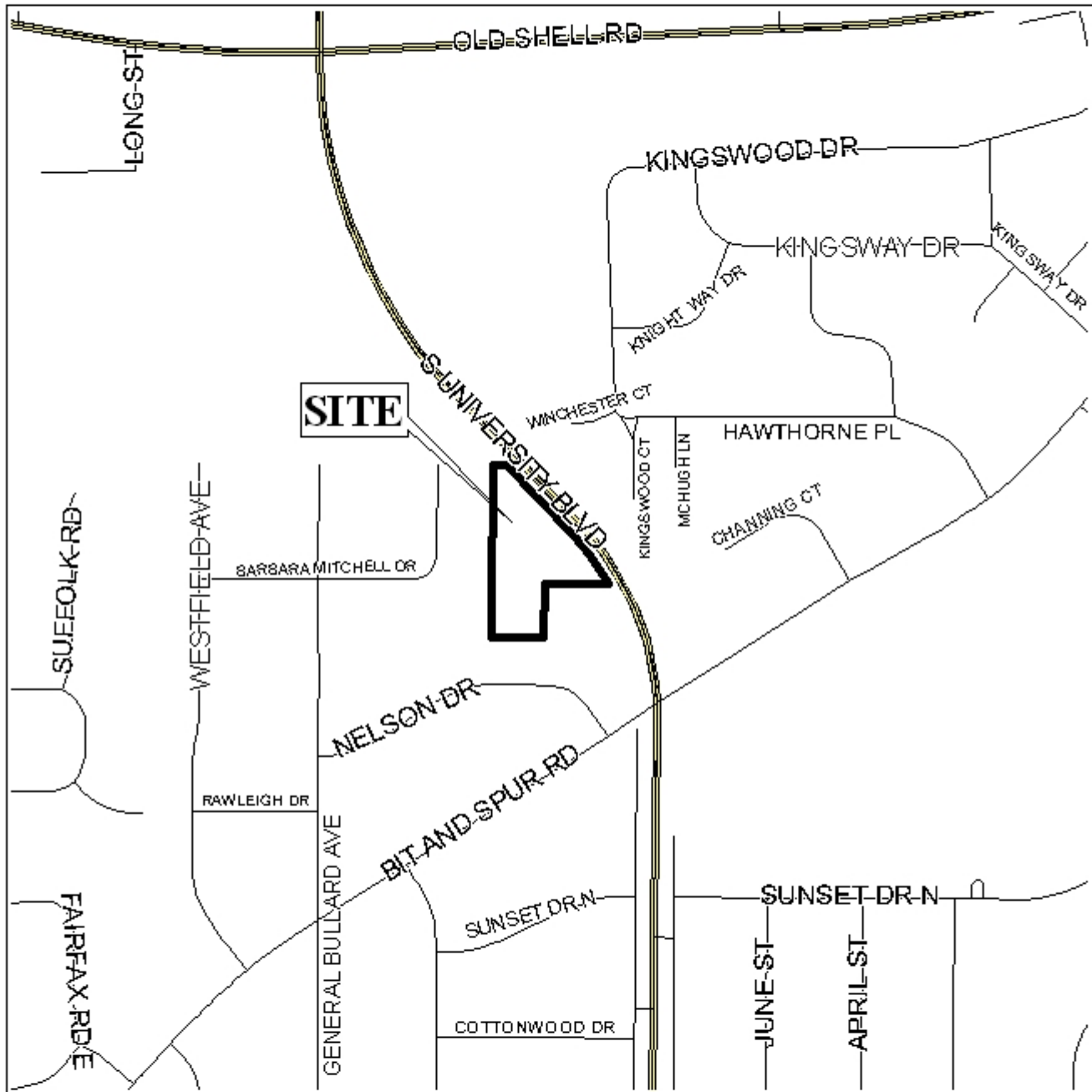
provided where the site abuts residential properties, in compliance with Section 64-4 of the Zoning Ordinance.

While the owner of the site, The University of South Alabama, is not subject to the subdivision regulations, the plat should still be revised for other potential owners.

Based on the preceding, the plat meets the requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 2) placement of a note on the final plat stating that the site is limited to three curb cuts, with the size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards;
- 3) provision of a 10 foot buffer strip along the west and south boundary lines of the proposed lot; and
- 4) subject to the Engineering Comments (*It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*)

LOCATOR MAP



APPLICATION NUMBER 22 DATE October 18, 2007

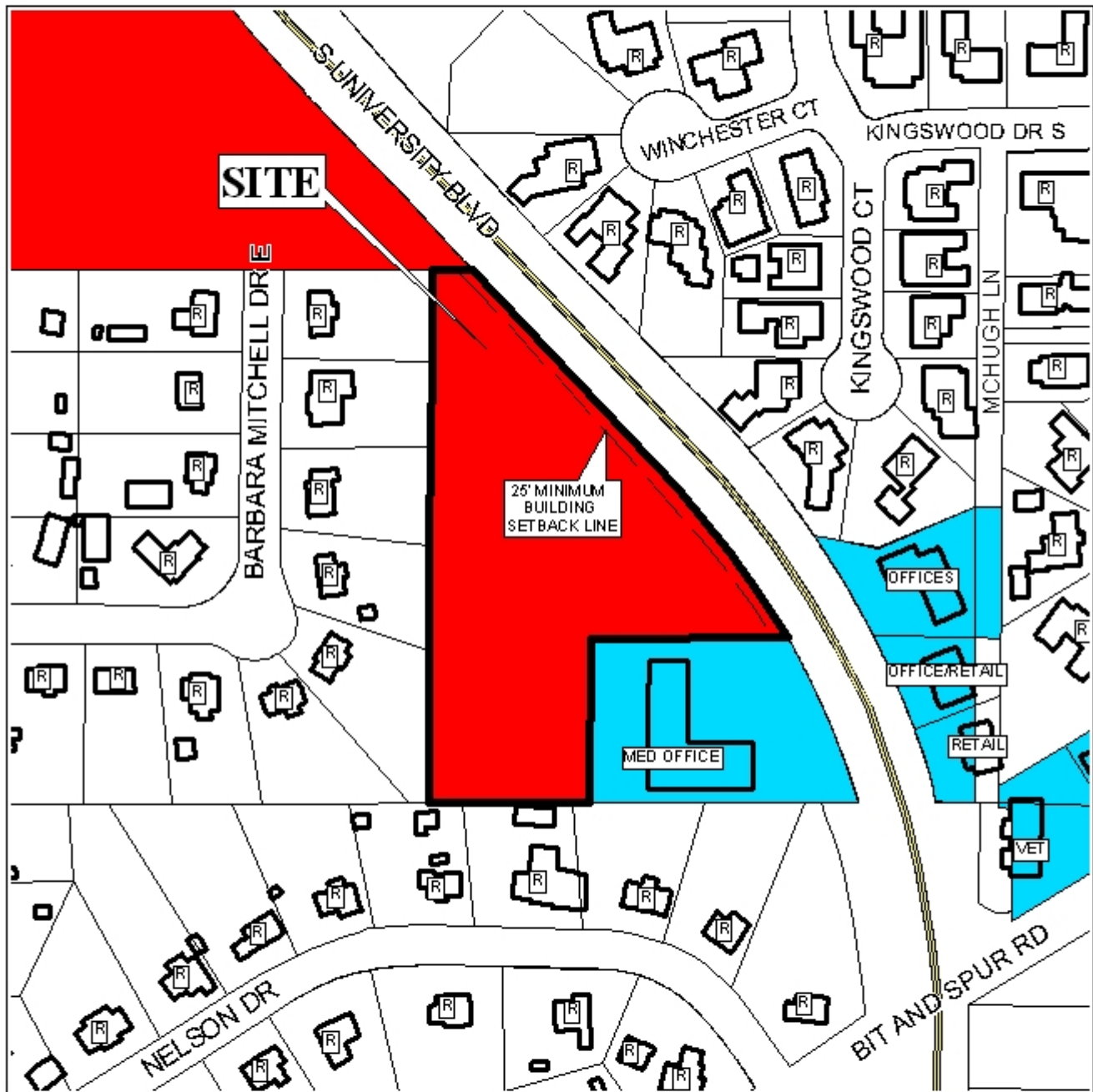
APPLICANT Lee Vella Subdivision

REQUEST Subdivision



NTS

LEE VELLA SUBDIVISION



APPLICATION NUMBER 22 DATE October 18, 2007

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



NTS