

## **WATSON ADDITION TO LAKESIDE COMMERCIAL SUBDIVISION**

Engineering Comments: Verify detention capacity in lake for proposed development. Any modifications to the lake will require the same confirmation. 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 numbers, 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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed three lot subdivision, which is located at 780 Lakeside Drive (West side of Lakeside Drive, 730'± South of Lakeside Drive South, and extending South to the West terminus of Joy Springs Drive, and North to Lakeside Drive West), and is in council district 4. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create three legal lots of record from one lot of record and metes and bounds parcels.

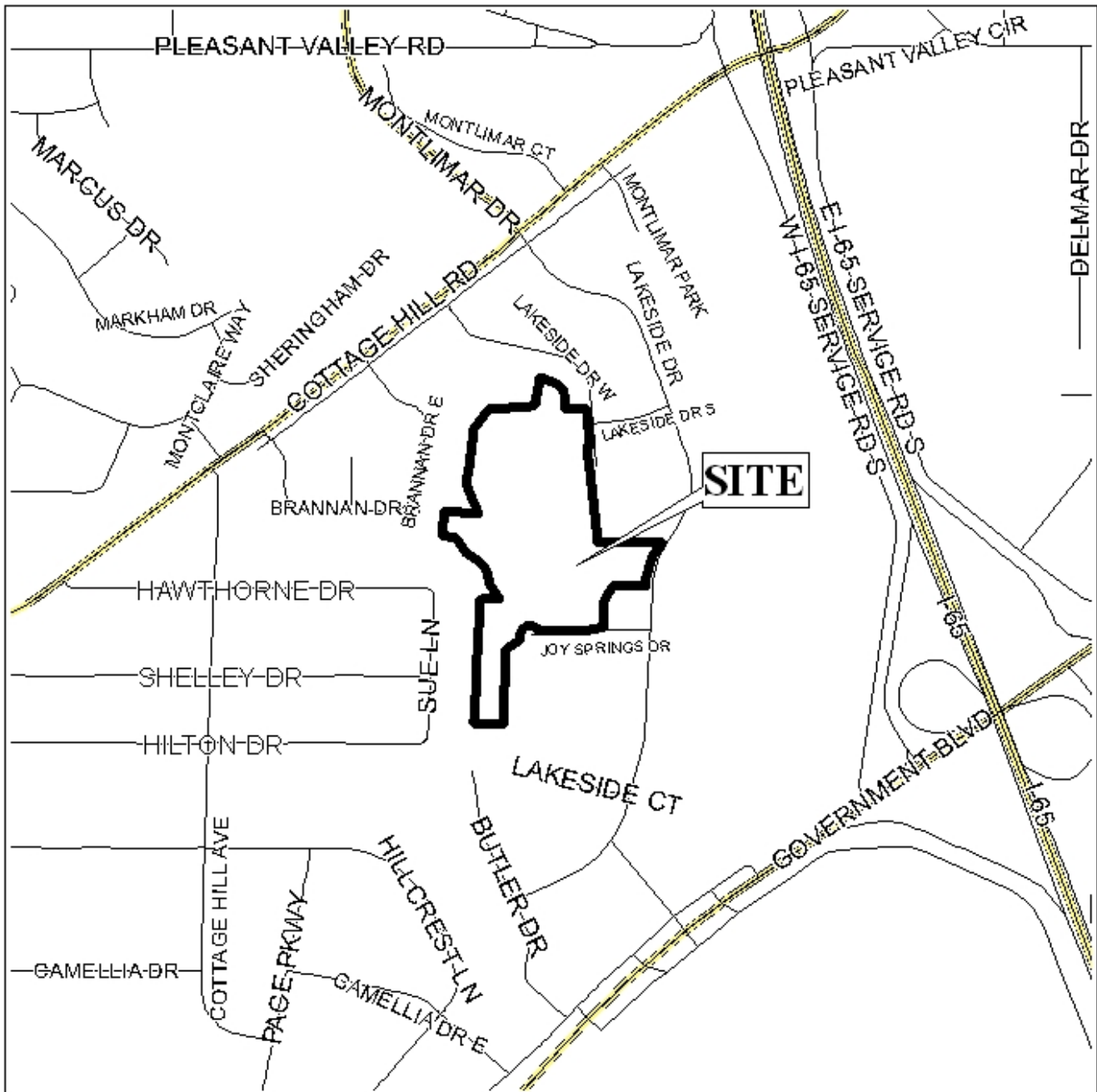
As indicated by the Engineering Comments, the lake – which composes most of Lot 3 – serves as detention for the majority of the Lakeside Commercial Subdivision; and thus, verification of its capacity is a necessity.

As a side note, there are two metes and bounds parcels adjacent to the West of Lot 3. These parcels were in existence when the lot for the lake was created in 1989, and are under separate ownership. However, it appears that they were at one time included in the original Lakeside Commercial Park Development as they were not a part of Brannan Place Subdivision. Due to several changes in ownership, it is not practical to require inclusion at this time.

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

- 1) compliance with Engineering Comments (Verify detention capacity in lake for proposed development. Any modifications to the lake will require the same confirmation. 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);
- 2) placement of a note on the final plat stating that maintenance of the lake/detention facility shall be the responsibility of the property owner(s); and
- 3) placement of a note on the final plat stating that number, size, location and design of curb cuts shall require approval by the Traffic Engineering Department.

# LOCATOR MAP



APPLICATION NUMBER 5 DATE May 3, 2007

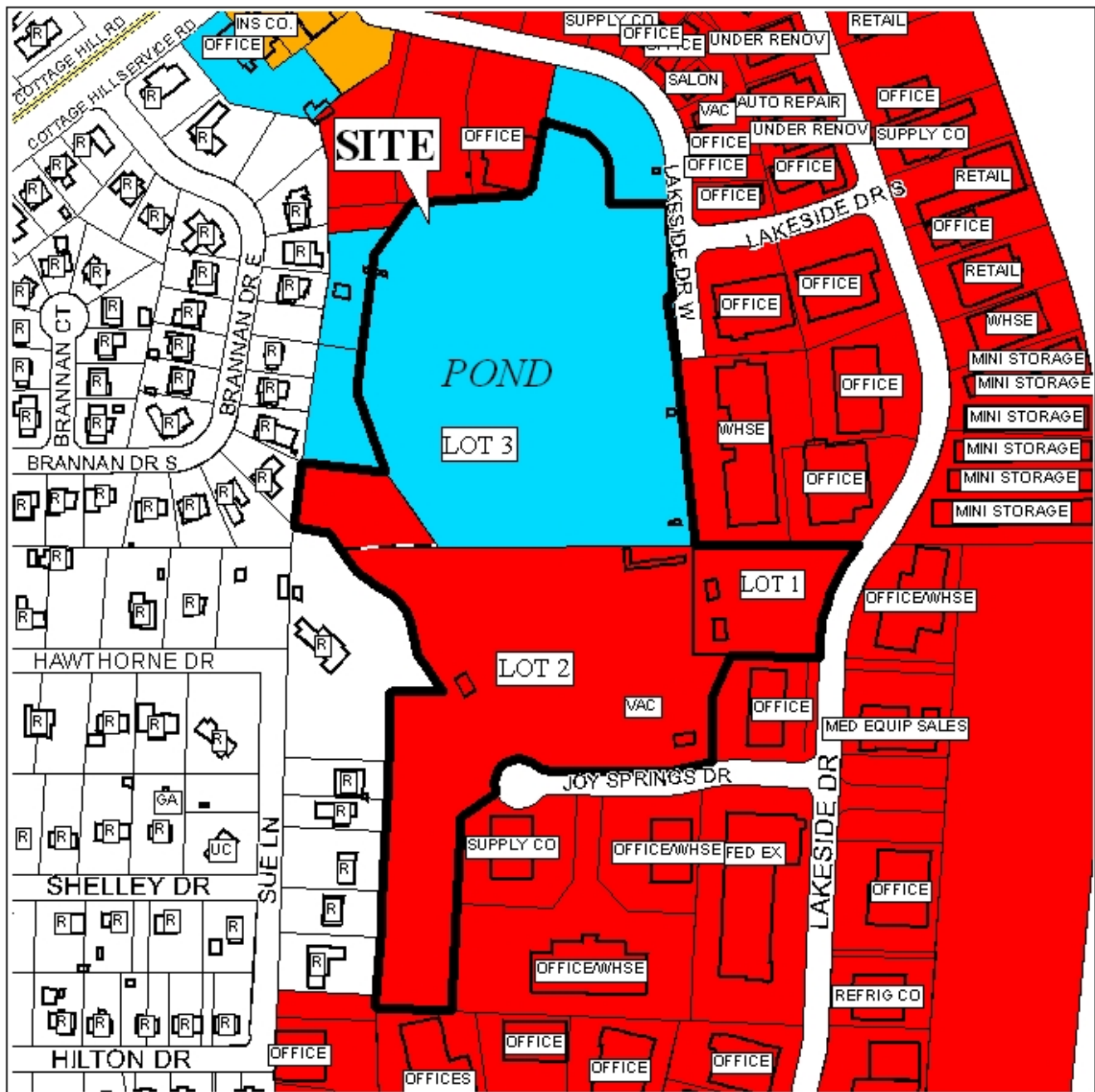
APPLICANT Watson Addition to Lakeside Commercial Park Subdivision

REQUEST Subdivision



NTS

# WATSON ADDITION TO LAKESIDE COMMERCIAL PARK SUBDIVISION



APPLICATION NUMBER 5 DATE May 3, 2007

LEGEND

<span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span> R-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow;"></span> R-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: green;"></span> R-3	<span style="display: inline-block; width: 15px; height: 15px; background-color: cyan;"></span> R-A	<span style="display: inline-block; width: 15px; height: 15px; background-color: orange;"></span> R-B	<span style="display: inline-block; width: 15px; height: 15px; background-color: pink;"></span> H-B	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue;"></span> B-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: purple;"></span> LB-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: gold;"></span> B-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: red;"></span> B-3	<span style="display: inline-block; width: 15px; height: 15px; background-color: brown;"></span> B-4	<span style="display: inline-block; width: 15px; height: 15px; background-color: blue;"></span> B-5	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightpurple;"></span> I-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: gray;"></span> I-2
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