

LAKESIDE COMMERCIAL PARK SUBDIVISION, JOY SPRINGS ADDITION, RESUBDIVISION OF LOT B

Engineering Comments: The following 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. Check and revise the label for existing LOT B. Arrow label shows the existing lot outside of the proposed subdivision.
- C. Check and revise the label for the existing drainage easement along the east property line.
- D. Provide and label the required witness monument(s) set for the NW corner of LOT 2.
- 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 development, unless a sidewalk waiver is approved.
- I. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required 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).

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 preliminary plat illustrates the proposed 2-lot, 2.1± acres subdivision located on the North side of Joy Springs Drive, 210'± West of Lakeside Drive, in Council District 4. The applicant states that the subdivision is served by city water and sewer services.

The site was most recently the subject of Subdivision and Planned Unit Development approvals at the December 6, 2007 meeting of the Planning Commission to create 5 legal lots and allow shared access between proposed Lots B and C. It should be noted, however, that proposed Lot C was reconfigured as a portion of one single legal lot, Lot B, as recorded in Mobile County Probate Court in 2007, and was only partially developed as a single building site; as such, the aforementioned Planned Unit Development request has expired and, as a result, shared access between proposed Lots 1 and 2 will require approval of a new Planned Unit Development. The purpose of this application is to create two legal lots of record from one legal lot of record.

The proposed lots have frontage along Joy Springs Drive, a minor street with curb and gutter. A compliant 50' right-of-way width is depicted on the preliminary plat and, as such, no dedication is required. It should be noted that proposed Lot 2 is a "flag" lot with a "pole" providing frontage onto Joy Springs Drive 30' in width. Flag lots are generally discouraged by Section V.D.1. of the Subdivision Regulations; however, they are permitted in those locations where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity, or in the event of a family subdivision. A similarly-shaped lot does exist within the existing Lakeside Commercial Park Subdivision, Joy Springs Addition, having been approved by the Planning Commission at its December 6, 2007 meeting; therefore, a waiver of Section V.D.1. may be appropriate for the proposed Lot 2.

The site has three existing curb cuts, two of which provide access to proposed Lot 1. As a means of access management, however, a note should be required on the Final Plat stating that each lot is limited to one curb cut to Joy Springs Drive, with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The preliminary plat correctly illustrates a 25' building setback line for the proposed Lot 1, but should be revised to illustrate a 25' minimum building setback line for proposed Lot 2 where the lot is at least 60' wide, as required by Section V.D.9. of the Subdivision Regulations.

The proposed lots meet the minimum size requirements of the Subdivision Regulations and are appropriately labeled on the preliminary plat in square feet and acres. If approved, this information should be retained on the Final Plat, or a table should be furnished providing the same information.

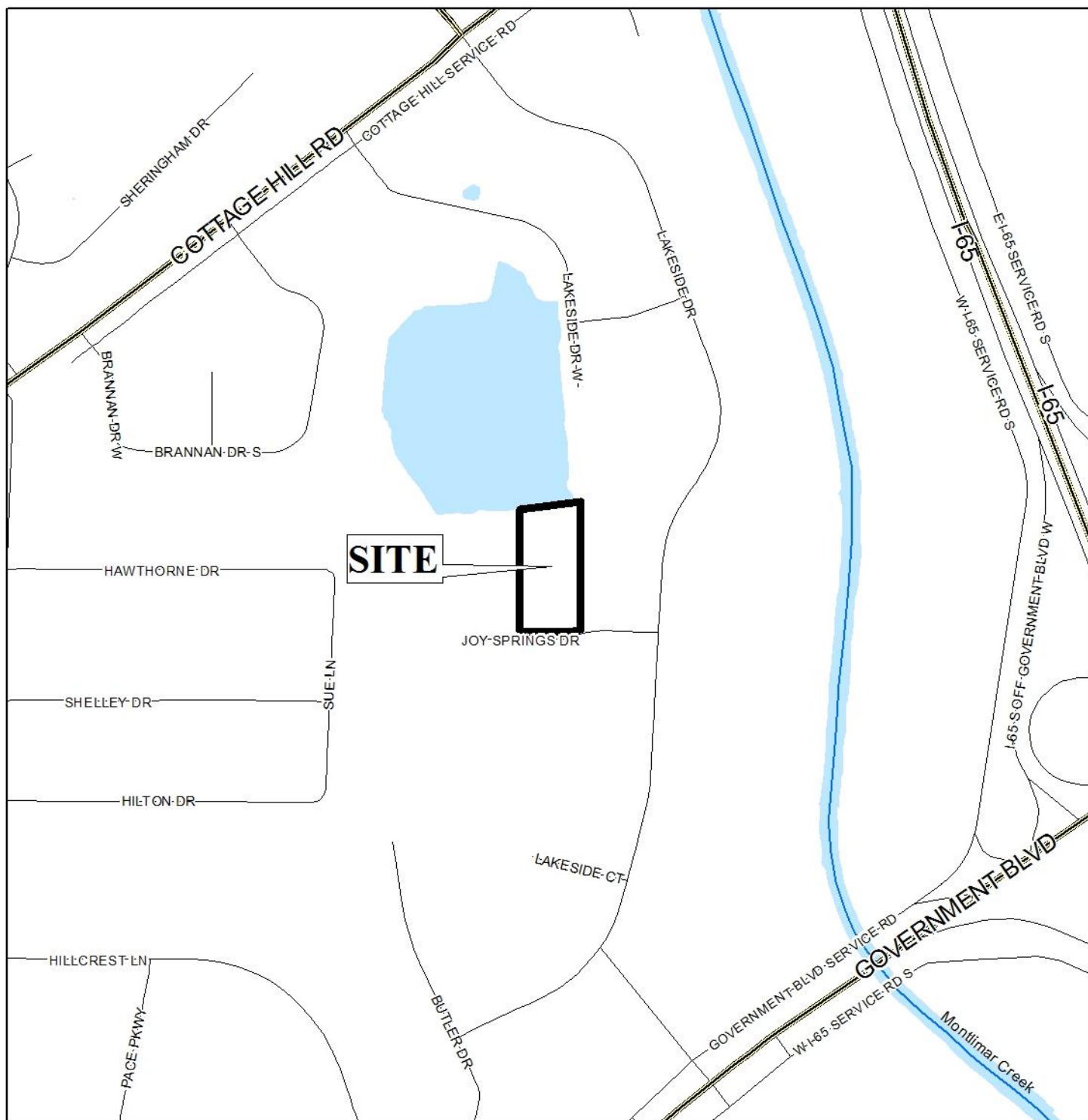
It should be noted that a 30' utility easement is illustrated along the front property lines of both lots, with the exception of a portion of proposed Lot 1, and a 15' drainage easement is illustrated on the east property line of proposed Lot 2. A note should be placed on the Final Plat, if approved, stating that no structures will be erected in any easement.

Finally, proposed Lot 1 is partially developed with a paved parking area. Therefore any additional site improvements of the proposed lot are subject to the acquisition of the appropriate land disturbance and building permits, and should comply with all applicable codes and ordinances.

With a waiver of Section V.D.1., the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that each lot is limited to its existing curb cuts to Joy Springs Drive, with their sizes, locations and designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) revision of the Final Plat to illustrate a 25' minimum building setback line for proposed Lot 2 where the lot is at least 60' wide;
- 3) retention of the 25' minimum building setback line for proposed Lot 1;
- 4) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 5) compliance with Engineering Comments: *(The following 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) Check and revise the label for existing LOT B. Arrow label shows the existing lot outside of the proposed subdivision. C) Check and revise the label for the existing drainage easement along the east property line. D) Provide and label the required witness monument(s) set for the NW corner of LOT 2. 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 development, unless a sidewalk waiver is approved. I) Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. J) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 6) compliance with Traffic Engineering Comments: *(Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) 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).);*
- 8) compliance with 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).); and*
- 9) completion of the subdivision process prior to any requests for new construction.

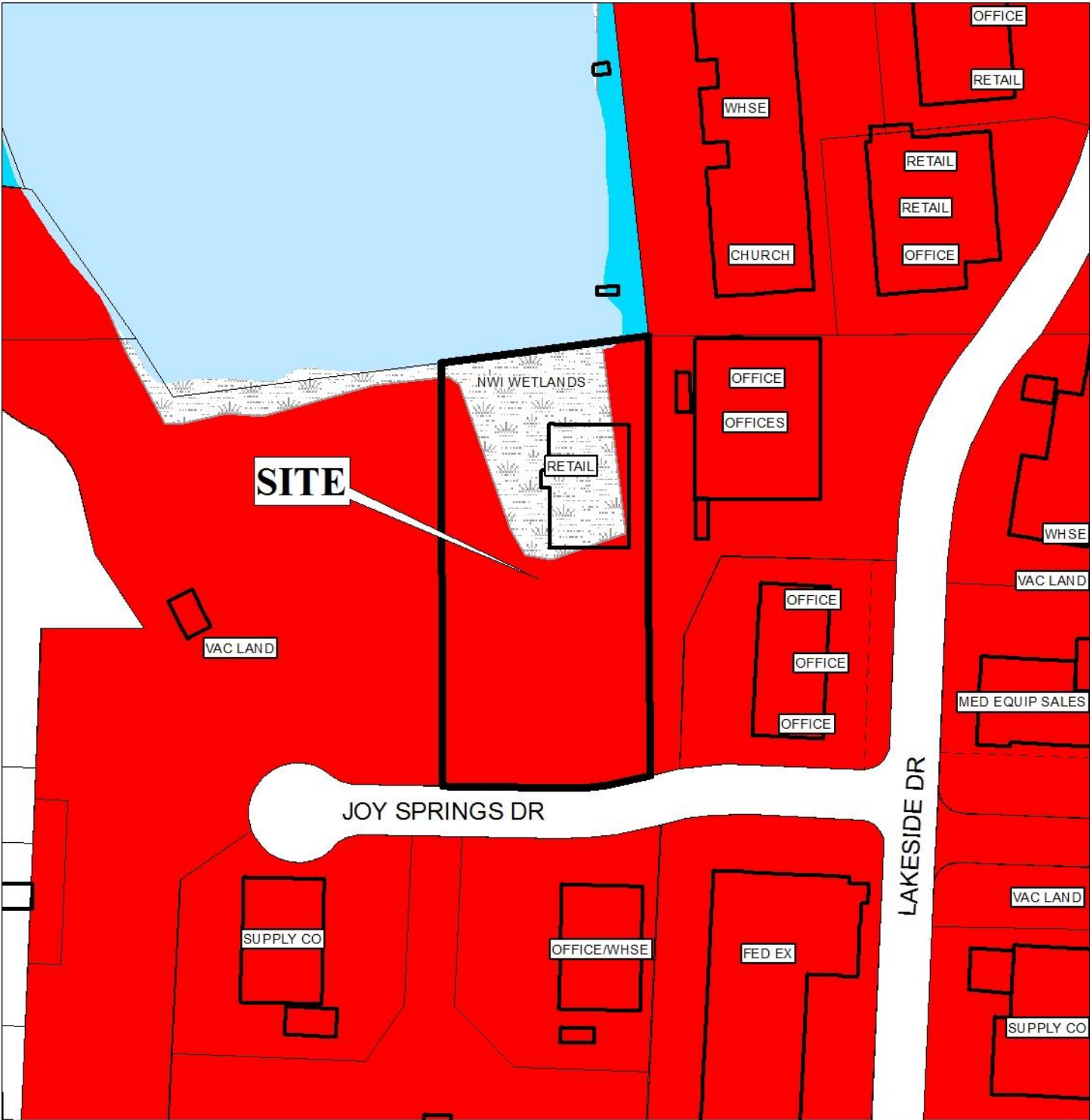
LOCATOR MAP










APPLICATION NUMBER 6 DATE March 17, 2016
 APPLICANT Lakeside Commercial Park Subdivision, Joy Springs Addition, Resubdivision of Lot B
 REQUEST Subdivision

















**LAKESIDE COMMERCIAL PARK SUBDIVISION
JOY SPRINGS ADDITION RESUBDIVISION OF LOT B**



APPLICATION NUMBER 6 DATE March 17, 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



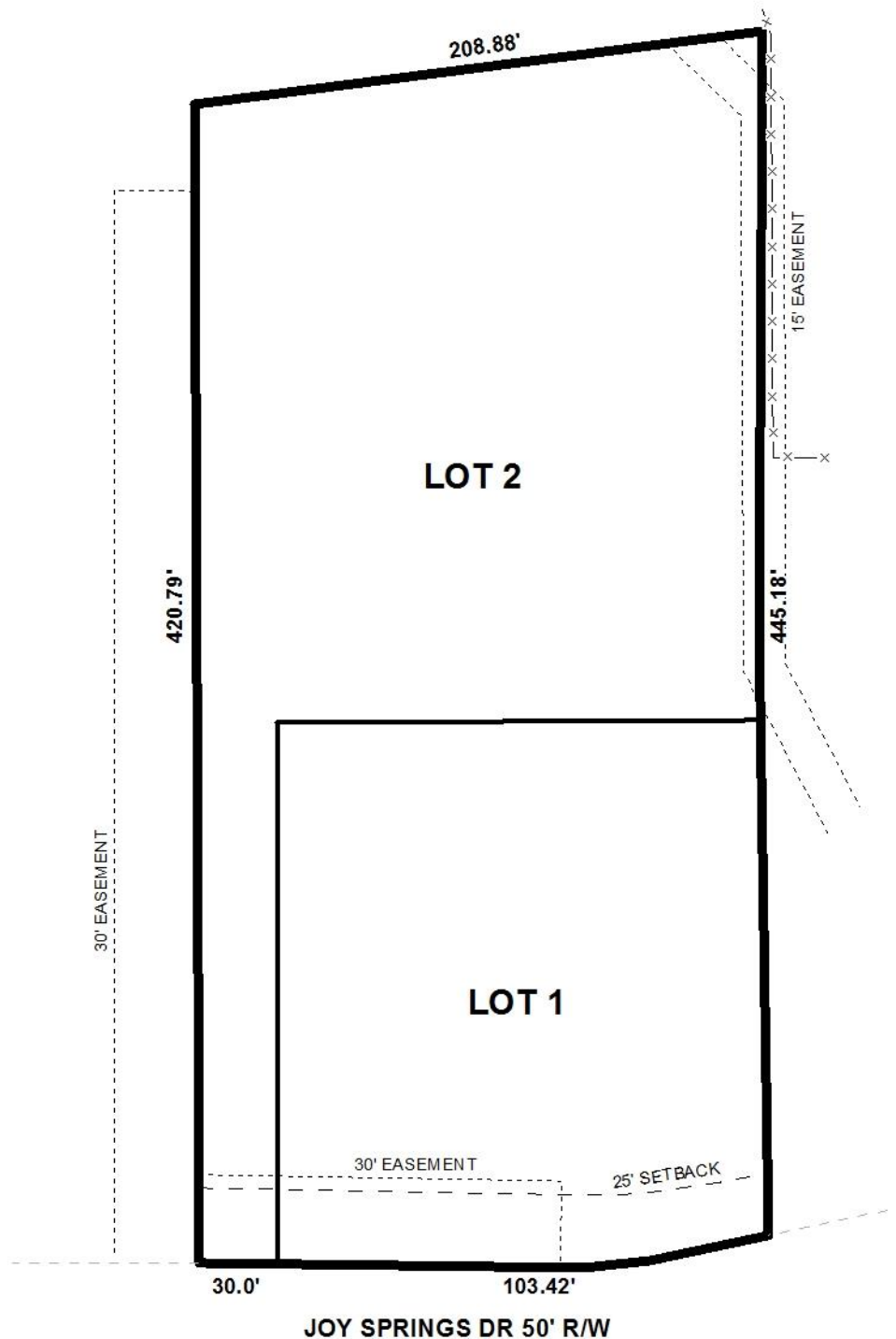
LAKESIDE COMMERCIAL PARK SUBDIVISION JOY SPRINGS ADDITION RESUBDIVISION OF LOT B



APPLICATION NUMBER 6 DATE March 17, 2016



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE March 17, 2016
APPLICANT Lakeside Commercial Park Subdivision, Joy Springs Addition, Resubdivision of Lot B
REQUEST Subdivision

