

CRICHTON COMMERCE PLACE SUBDIVISION, RESUBDIVISION OF & ADDITION TO

Engineering Comments: Need to construct a City standard cul-de sac and provide a minimum of 120' radius for ROW. Need to provide detention (to be maintained by Developer/Property Owner and not City of Mobile) for the increase in pavement surface and provide a drainage easement for the discharge of public water from the newly constructed cul-de sac. The receiving storm drainage system will need to be analyzed to show that it has the capacity and functionality to receive drainage from the proposed development. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT 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, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: No comments submitted.

The plat illustrates the proposed 30.7± acre, 3 lot subdivision, which is located at the East and West sides of Crichton Street, 790' ± North of its South terminus (to be vacated), in City Council District 1. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create three legal lots of record from three existing legal lots of record and four metes and bounds parcels. All properties within the proposed subdivision are zoned I-1, Light Industry.

The site fronts on Moffett Road which is a component of the Major Street Plan with a current compliant 100' right-of-way; therefore, no dedication would be required. To the North, the site fronts along the East and West sides of Crichton Street, an unopened and unimproved public right-of-way along the site, which is proposed to be vacated to approximately 720' North of its South terminus. The remainder of Crichton Street along the site has a compliant 50' right-of-way, but is unopened and unimproved for approximately 300' North of the proposed section to be vacated. As a fire apparatus access road is proposed from Crichton Street into proposed Lot 2, the unopened and unimproved portion of Crichton Street North of the vacated portion should

be constructed to City standards. The fire apparatus access road should be constructed to 2003 IFC Section D103 standards as shown on the plat.

As a means of access management, a note should be required on the Final Plat stating that the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards. The plat should be revised to label the lot sizes in acreage and square feet, or a table should be provided on the Final Plat furnishing the same information. As on the plat, the 25' minimum building setback line should be indicated on the Final Plat along all street frontages.

It appears that a portion of the site may contain a segment of a branch of Three Mile Creek. The presence of a creek may indicate that the area is environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

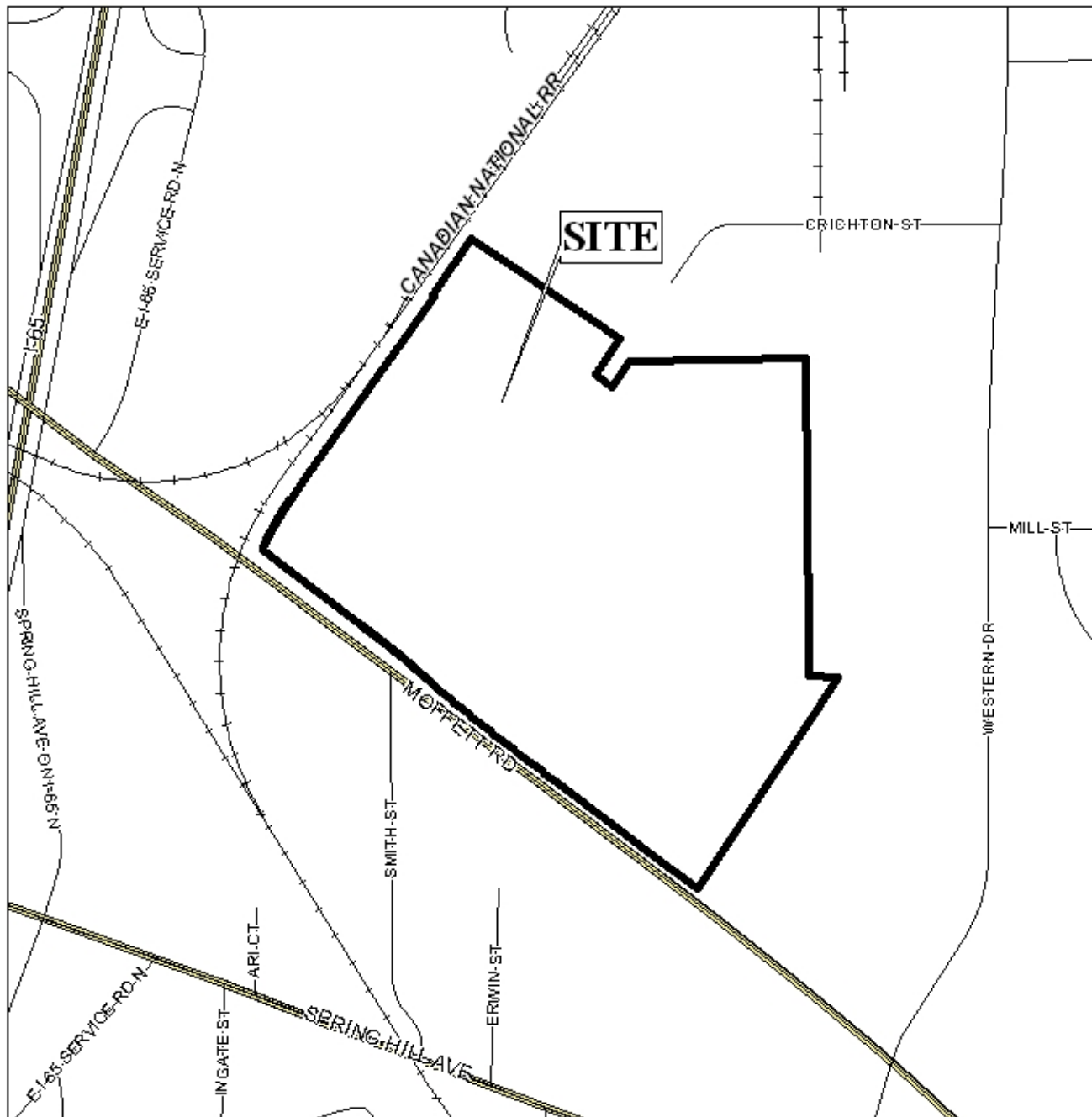
Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) completion of the Vacation process for Crichton Street prior to signing the Final Plat;
- 2) construction of Crichton Street from the vacated portion to its open portion to City standards prior to signing the Final Plat;
- 3) construction of the fire apparatus access road on proposed Lot 2 to 2003 IFC Section D103 standards prior to signing the Final Plat;
- 4) placement of a note on the Final Plat stating that the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) revision of the plat to label the lot sizes in acres and square feet, or the provision of a table on the final Plat furnishing the same information;
- 6) the applicant receive the approval of all applicable federal, state and local environmental agencies for wetlands or floodplain issues prior to the issuance of any permits or land disturbance activities;
- 7) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 8) completion of the Subdivision process prior to the application for further building permits on any lot;
- 9) compliance with Engineering comments: (Need to construct a City standard cul-de sac and provide a minimum of 120' radius for ROW. Need to provide detention (to be maintained by Developer/Property Owner and not City of Mobile) for the increase in pavement surface and provide a drainage easement for the discharge of public water from the newly constructed cul-de sac. The receiving storm drainage system will need to be analyzed to show that it has the capacity and functionality to receive drainage from the

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- 10) revision of the plat to include the 120' diameter cul-de-sac as required by the Engineering comments.

LOCATOR



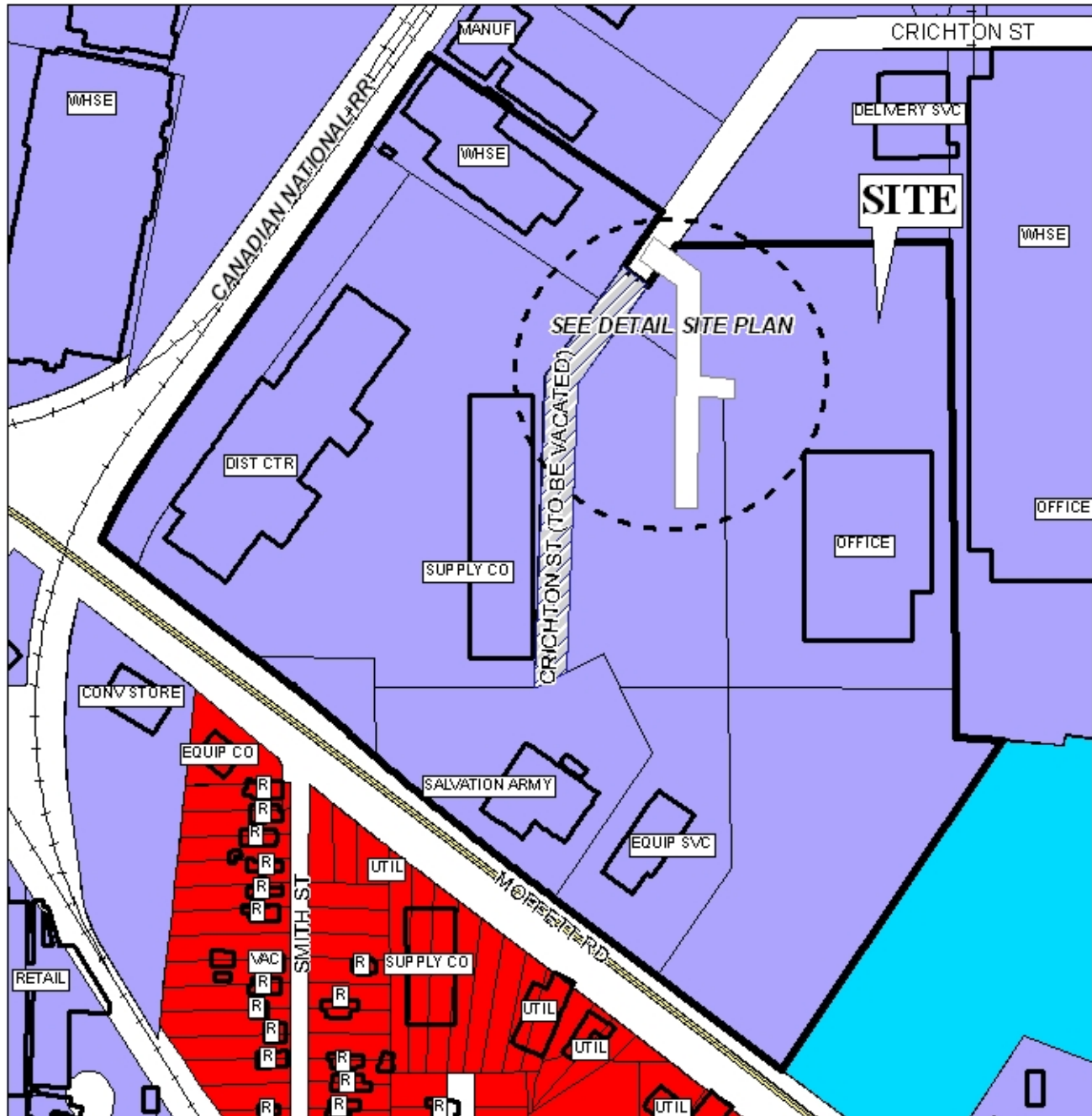
APPLICATION NUMBER 13 DATE January 21, 2010

APPLICANT Crichton Commerce Place Subdivision, Resubdivision & Addition to

REQUEST Subdivision



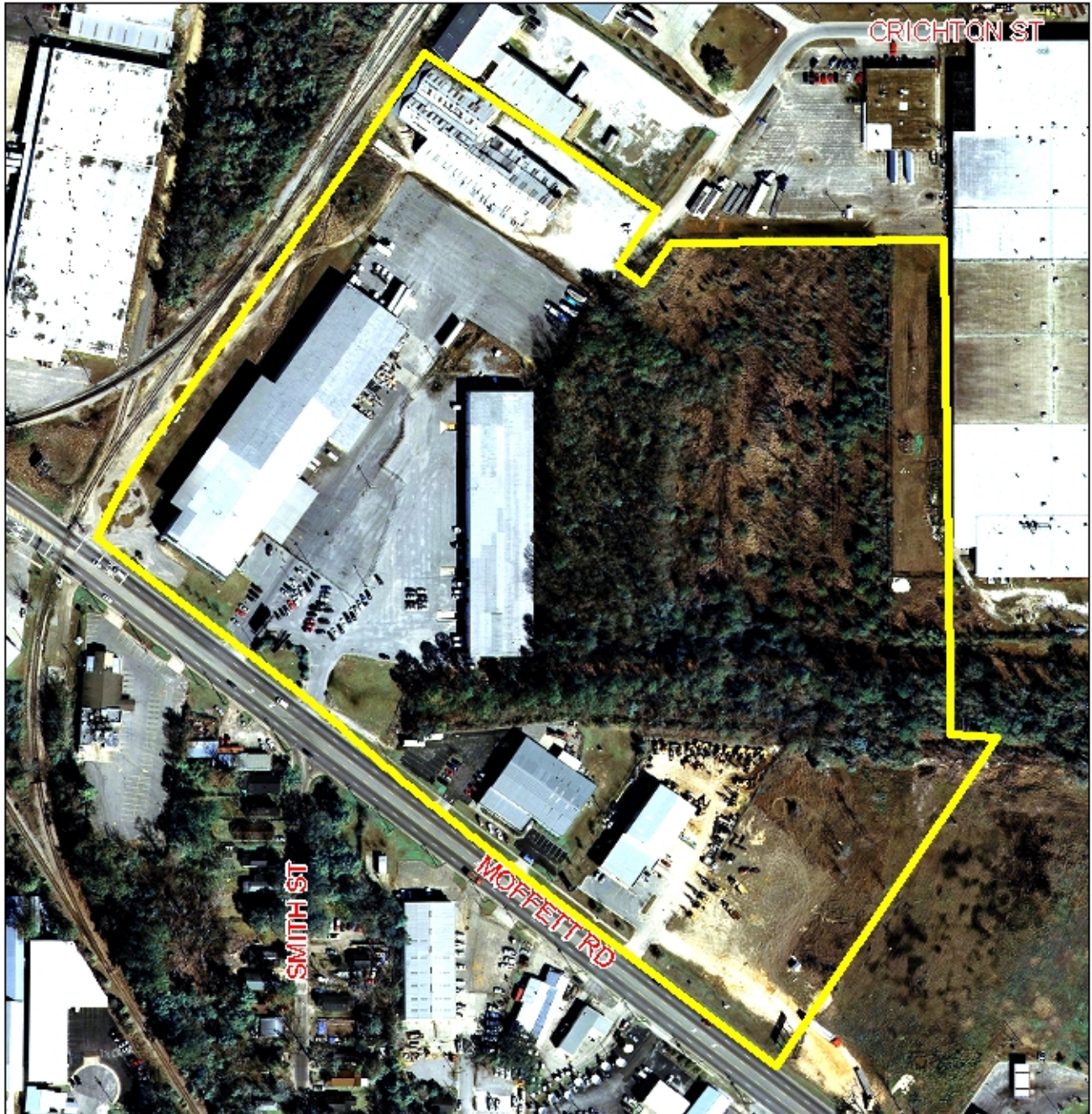
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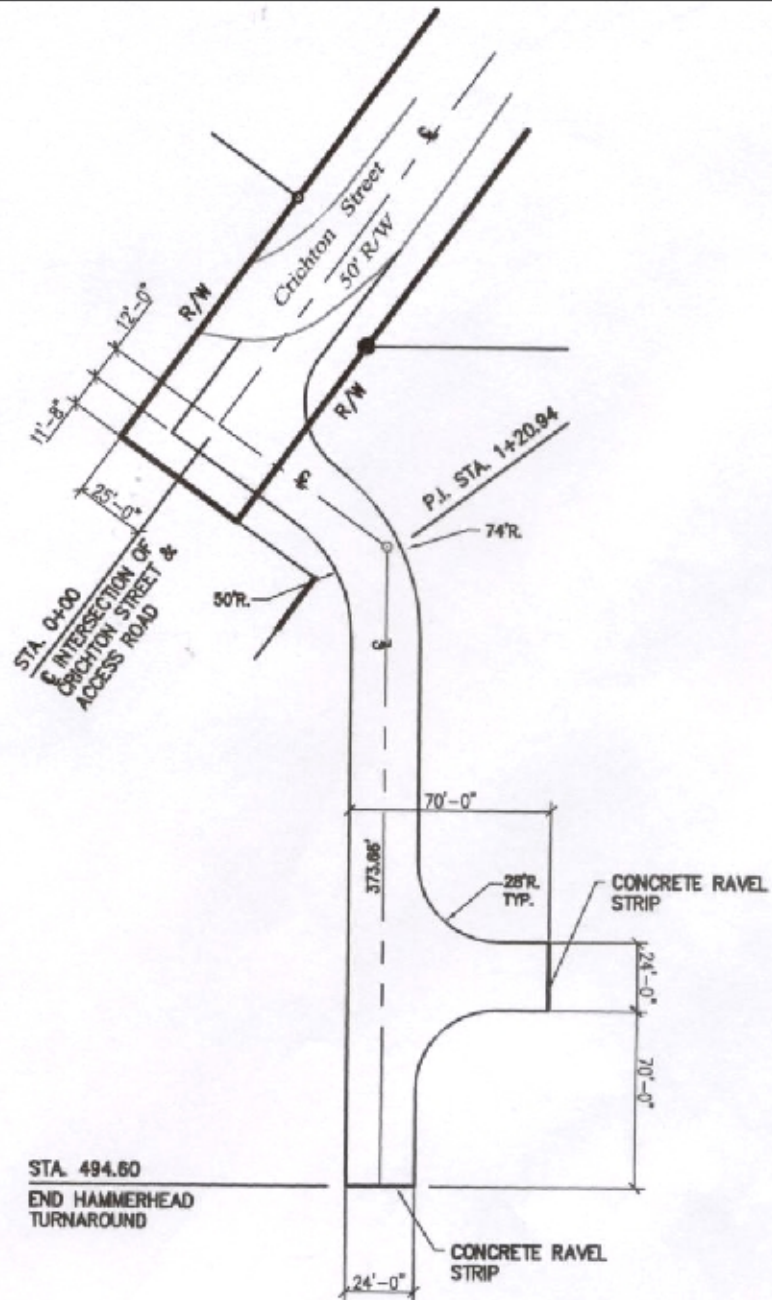
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APPLICATION NUMBER 13 DATE January 21, 2010



FIRE ACCESS ROAD



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