

## **COMMERCE CENTER SUBDIVISION**

Engineering Comments: It is the responsibility of the applicant to determine if the drainage way accepts public water; if it accepts public water, provide drainage easement, and any relocation of drainage way will require approval by Engineering Dept. 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: Subdivisions which include new cul-de-sacs longer than 150 feet must comply with the design requirements of Appendix D of the 2003 International Fire Code, as adopted by the City of Mobile. For new cul-de-sacs longer than 750 feet in length, the preliminary plat must include the location of fire hydrants on the preliminary plat, or must provide an intermediate turn-around that complies with Appendix D.

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 Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 22.5± acres, 14-lot subdivision, which is located on the South side of Pleasant Valley Road, 550'± West of Montlimar Drive, extending South to the East terminus of Markham Drive, and is located within city council district 5. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a 14-lot subdivision from three legal lots of record and two metes and bounds parcels. It should be noted that while the proposed subdivision includes nine commercial (B-3, Community Business) lots and five residential (R-1, Single-Family) lots, rezoning would not be required.

The site fronts onto Pleasant Valley Road, a minor street, which currently has an 80-foot right-of-way. As a minor street, the right-of-way exceeds the minimum of 50-feet wide. The site also has frontage from Markham Drive, a minor street with 50-foot right-of-way.

Access management would be a concern for Lots 1 & 9 as both front Pleasant Valley Road and provide less than 200 linear feet of street frontage; therefore Lots 1 and 9 should be limited to one curb cut each, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The preliminary site plan illustrates a 20-foot natural buffer for commercial lots adjacent to residential development; therefore, the illustration a 20-foot natural vegetative buffer should be required on the Final Plat.

Detention areas are depicted on the plat; therefore, a note on the Final Plat stating all common/detention areas will be maintained by the property owners association, and should remain on the Final Plat, if approved.

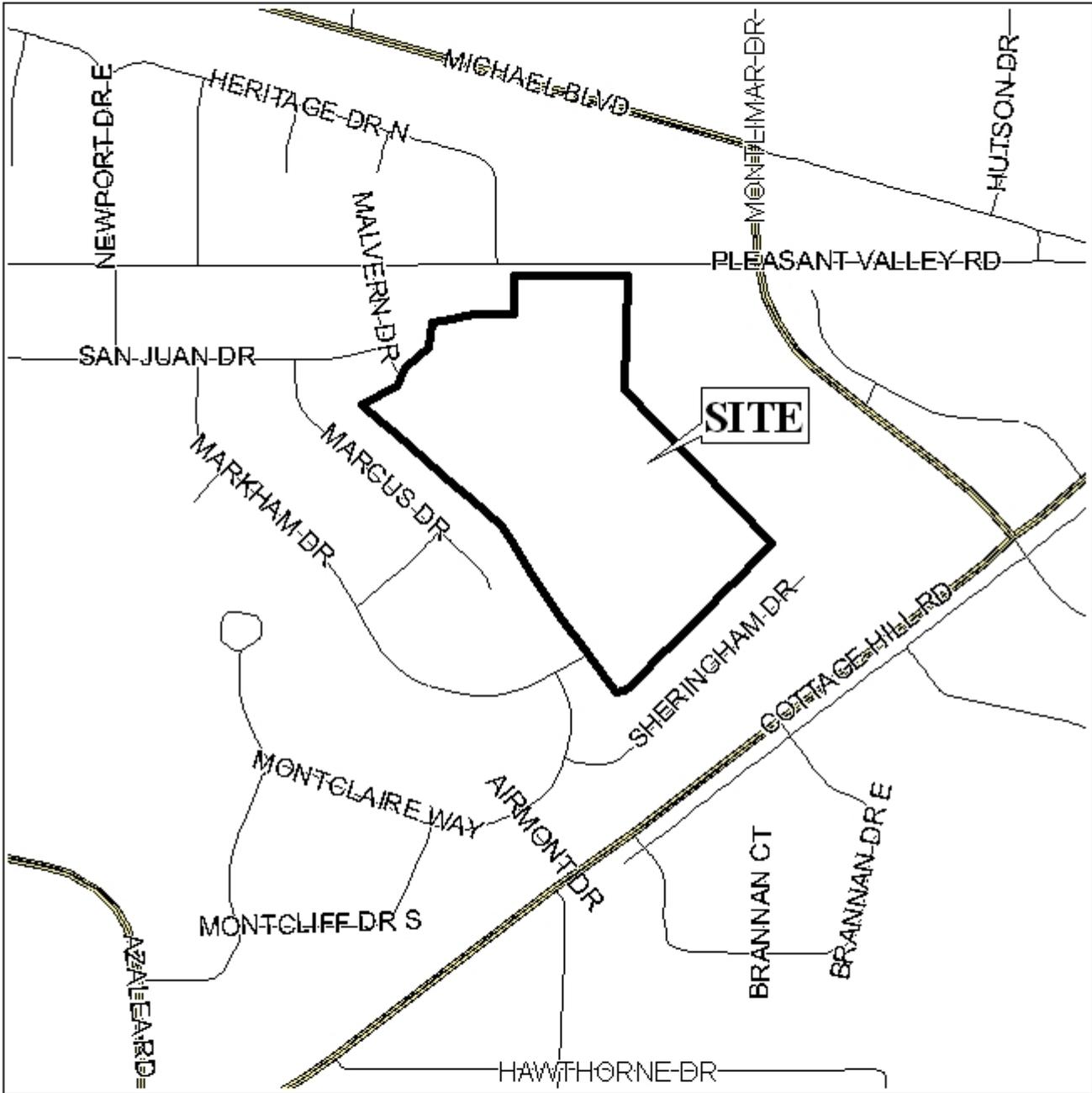
The proposed new street will exceed the maximum length of a closed-end street as recommended by the Subdivision Regulations; however, a waiver of Section V.B.6. would be recommended.

The site is currently undeveloped; therefore, future development would be subject to full compliance with all municipal codes and ordinances.

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. construction and dedication of the new streets to City of Mobile standards;
2. dedication of sufficient radii at the intersection of Pleasant Valley Road and the new street, with the size and design to be approved by Traffic Engineering and conform to AASHTO standards.
3. the depiction of the 25' minimum building setback line along all streets, as measured from the right-of-way line;
4. placement of a note on the final plat stating that all lots be limited to one curb cut each, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
5. the illustration of a 20-foot buffer to remain in a natural vegetative state on the Final Plat where commercial zoning abuts residential zoning;
6. full compliance with all municipal codes and ordinances; and

# LOCATOR MAP



APPLICATION NUMBER 14 DATE September 20, 2007

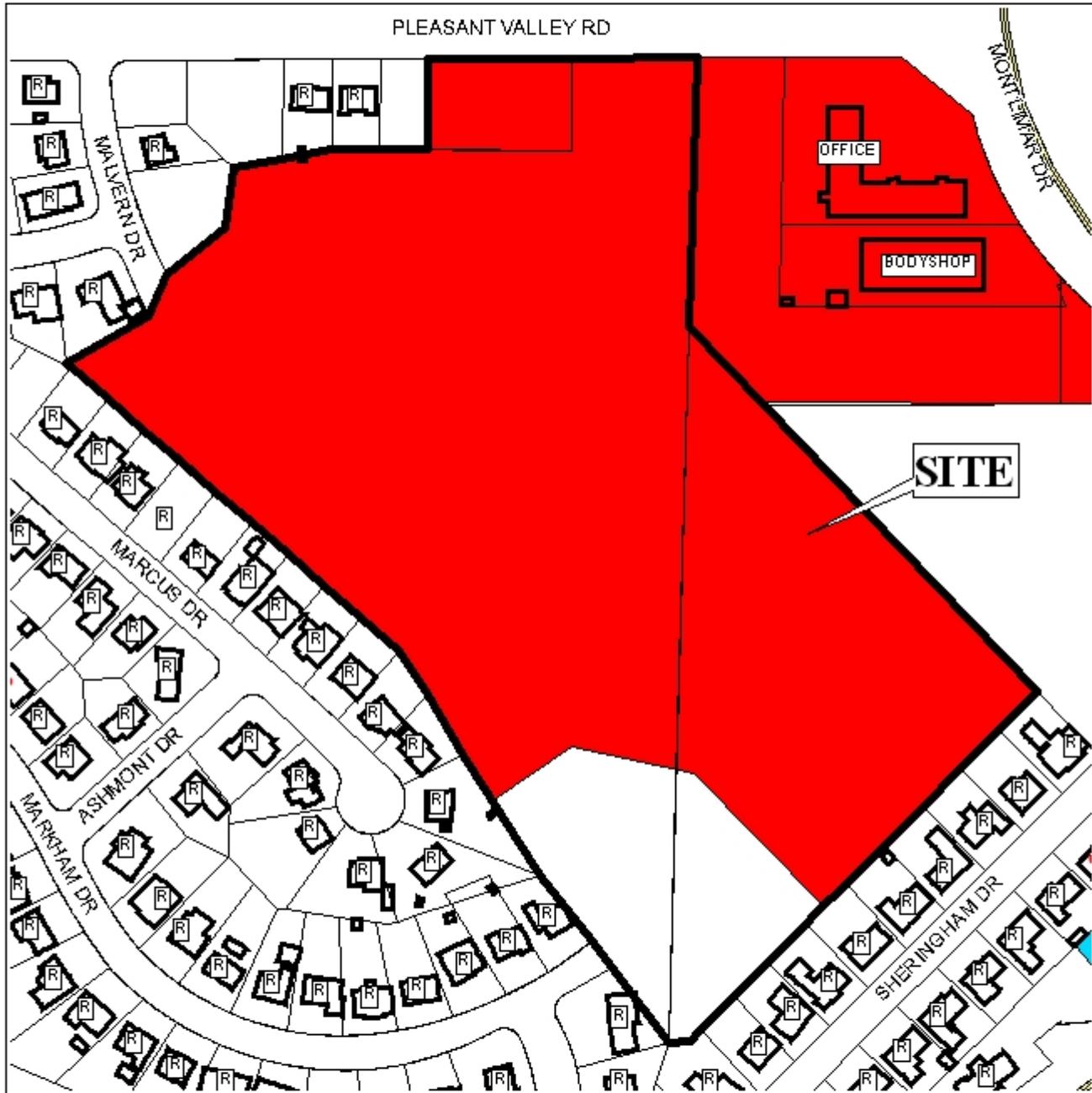
APPLICANT Commerce Center Subdivision

REQUEST Subdivision

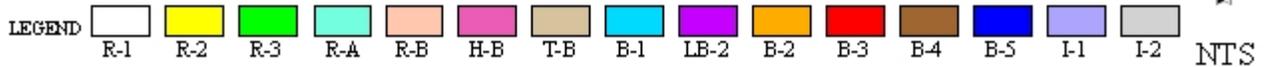


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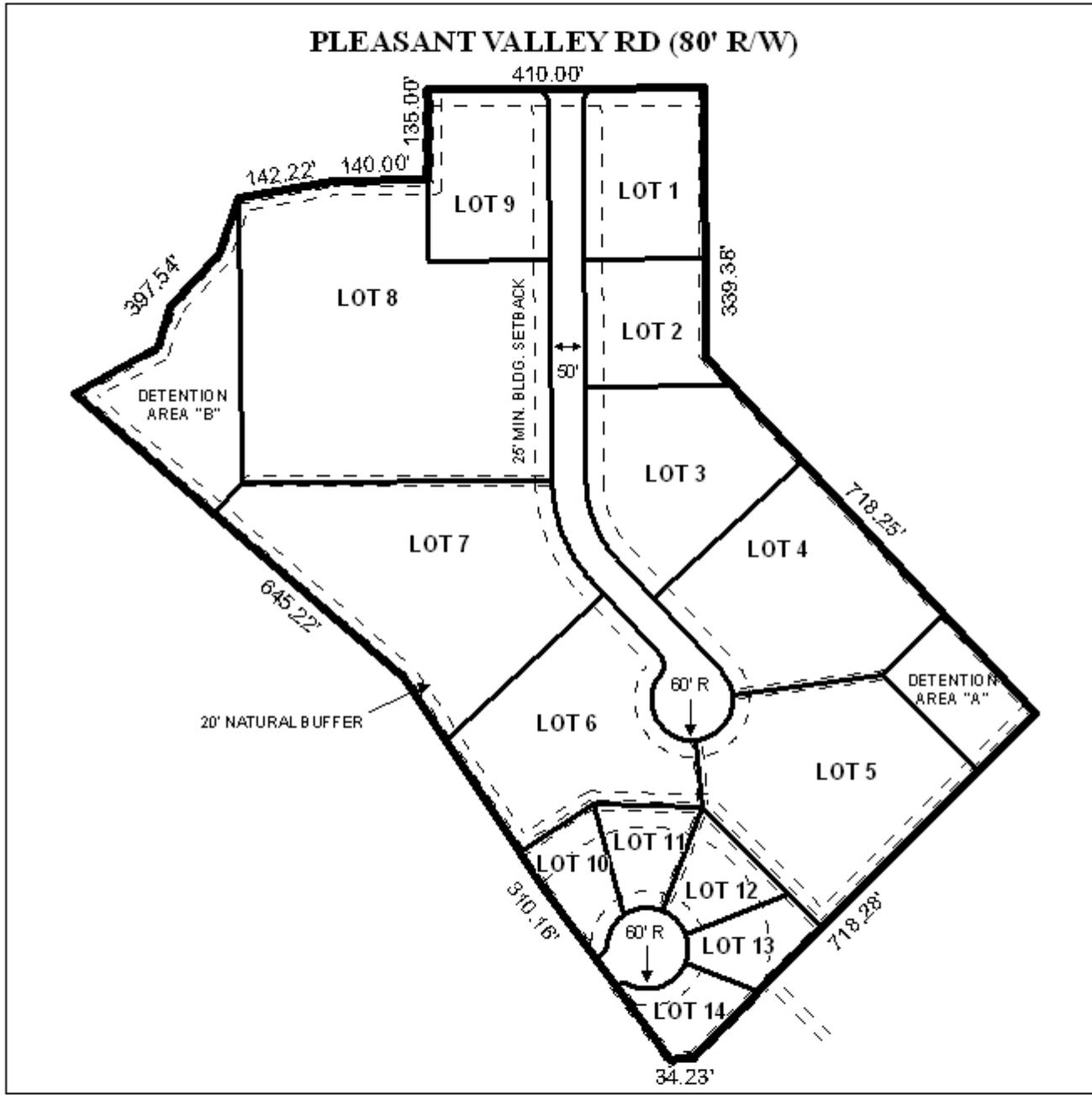
# COMMERCE CENTER SUBDIVISION



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# DETAIL SITE PLAN



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APPLICANT Commerce Center Subdivision  
REQUEST Subdivision



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