

## **LAKESIDE COMMERCIAL PARK WEST SUBDIVISION** **RESUBDIVISION OF LOTS 2 AND 3**

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. Fire hydrants shall be provided per Section 508.5.1 of the 2003 IFC. Access to building shall be provided per Section 503.1.1 & 503.2.1 of the 2003 IFC.

Mobile Area Water & Sewer System 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 plat illustrates the proposed 3.8± acre, 2 lot subdivision, which is located on the South side of Joy Springs Drive, 225'+ West of Lakeside Drive, in City Council District 4. The applicant states that the site is served by city water and sewer.

The purpose of this application is to move an interior lot line between two legal lots of record.

Lakeside Commercial Park West Subdivision was recorded in 1999. Along with the subdivision, an Administrative Planned Unit Development was approved for multiple buildings on a single building site, and an amendment would be required to move an interior lot line. However, upon review of the site, it appears that Lots 1, 2, and 3 of Lakeside Commercial Park West Subdivision have shared access via a private drive, which is part of Lot 3. No Planned Unit Development is on file for this shared access; thus, one will be required.

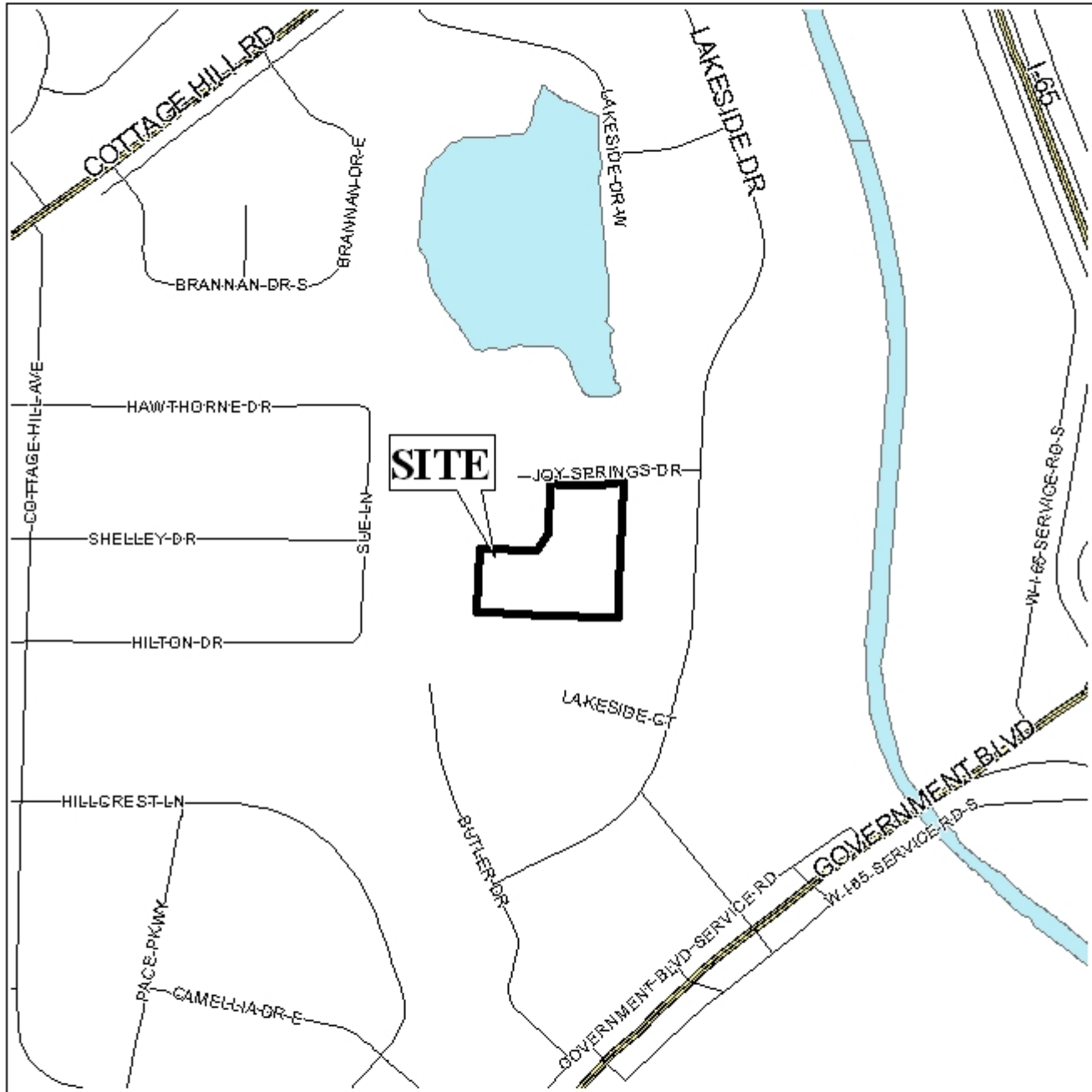
The site fronts Joy Springs Drive, a minor street with sufficient right-of-way; no dedication is required.

As proposed, Lots A and B have approximately 300 and 50' of frontage along Joy Springs Drive. However, access to these lots is via a driveway that is part of the existing Lot 3. If approved, a note should be placed on the final plat stating that the site is limited to the existing curb cuts to the shared private drive.

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, it is recommended that this application be held over until the April 3<sup>rd</sup> meeting to allow the applicant to submit a Planned Unit Development application for the shared access among adjacent building sites.

# LOCATOR MAP



APPLICATION NUMBER 27 DATE March 6, 2008

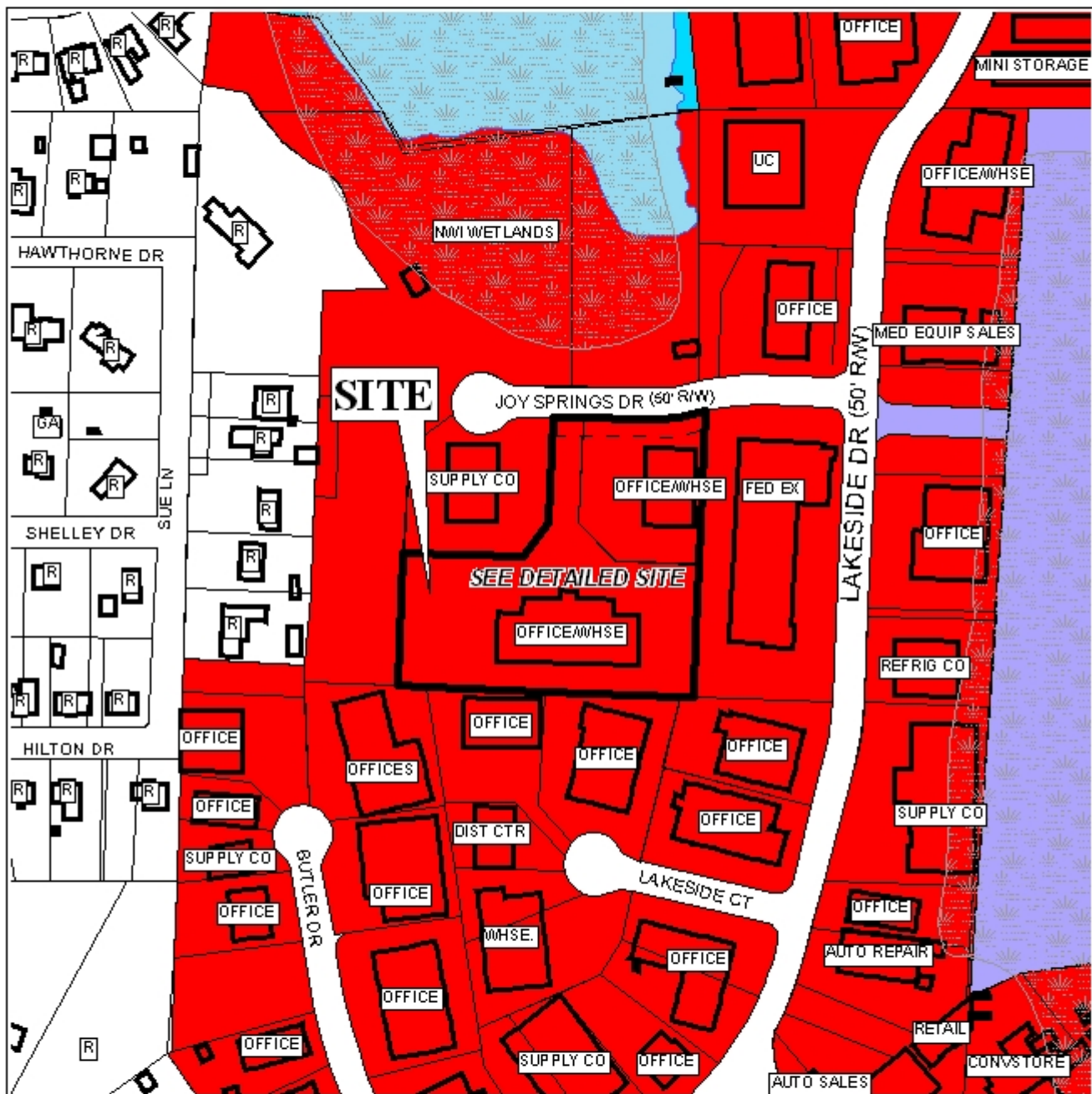
APPLICANT Lakeside Commercial Park West Subdivision, Resubdivision of Lots 2 & 3

REQUEST Subdivision



NTS

# LAKE SIDE COMMERCIAL PARK WEST SUBDIVISION, RESUBDIVISION OF LOT 2 & 3



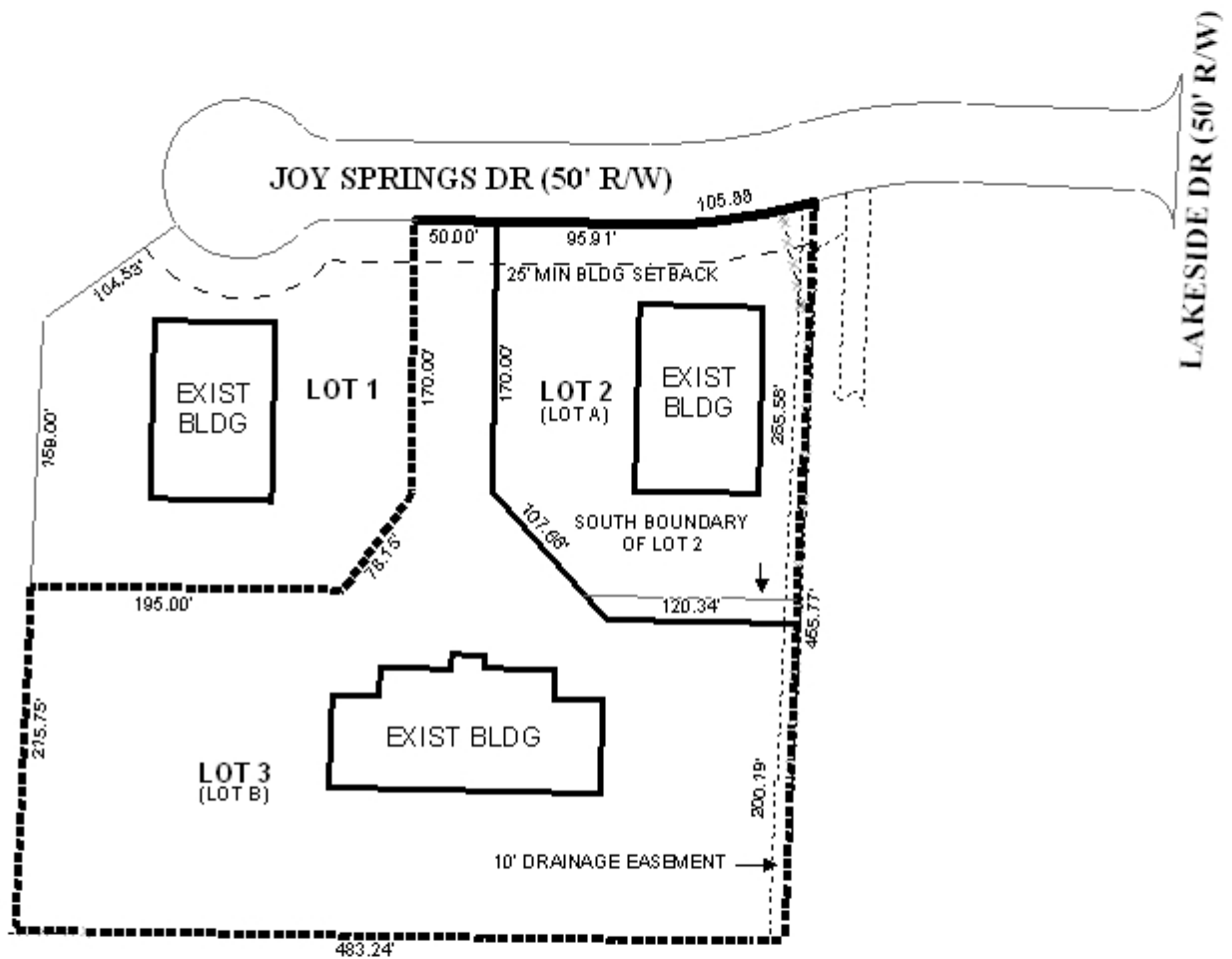
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LEGEND

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
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# DETAIL SITE PLAN



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REQUEST Subdivision



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