

OMNI OFFICE PARK SUBDIVISION

Engineering Comments: Show drainage easement. For development to tie to existing detention pond, confirm the detention pond was intended to accept storm water from these lots. Verify that the detention pond has the capacity and functionality to accept the storm water from the lots. 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.

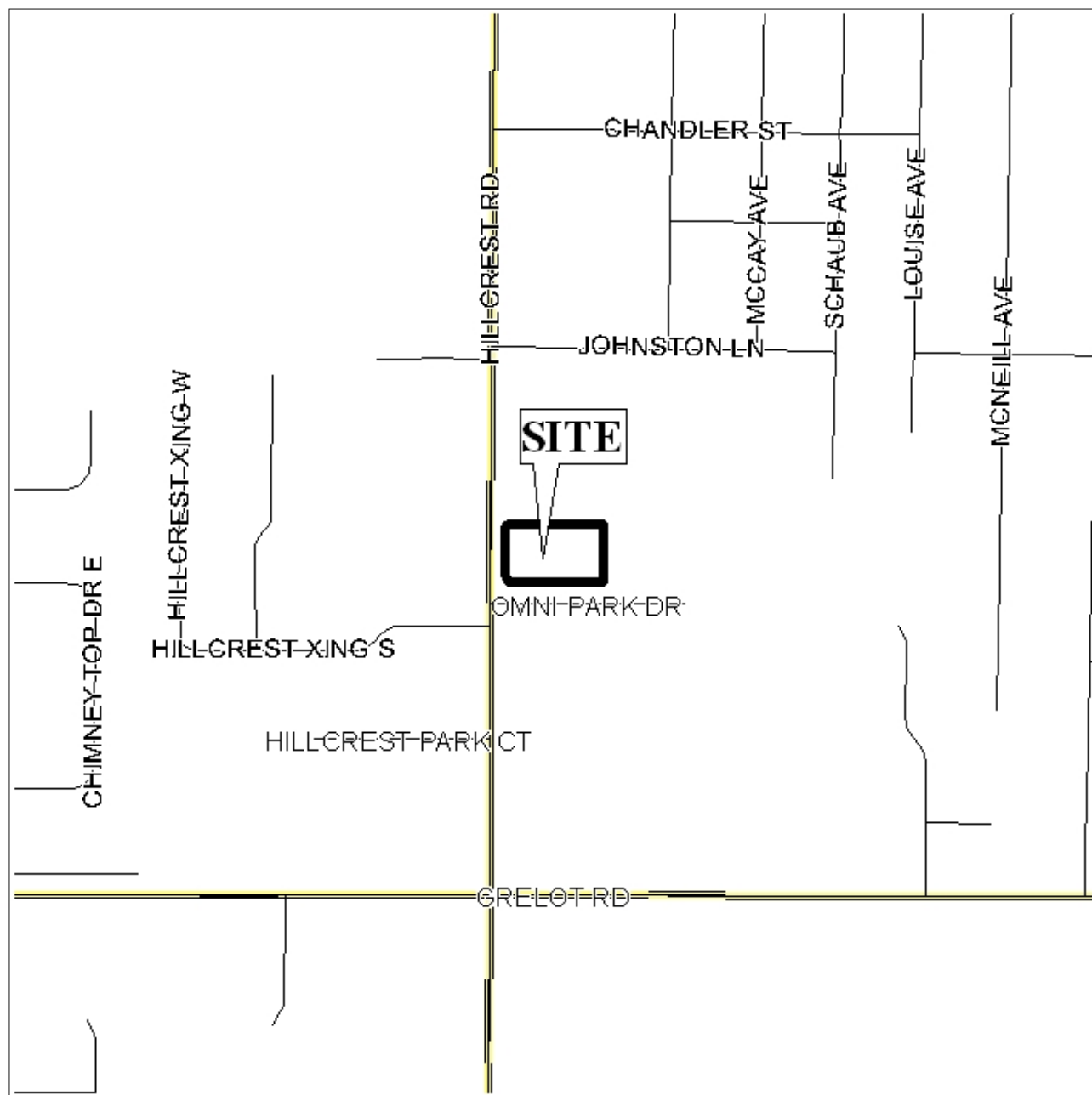
The plat illustrates the proposed 2.1± acre, 2 lot subdivision which is located on the Northeast corner of Hillcrest Road and Omni Park Drive. The subdivision is served by public water and sanitary facilities. The site is located in Council District 6.

The purpose of this subdivision is to subdivide a single, undeveloped, legal lot of record into two lots. Each lot will meet the minimum requirements of the Subdivision Regulations.

The site is located on Hillcrest Road, a major street with 100' of right-of-way, in compliance with the Major Street Plan component of the Comprehensive Plan. As Hillcrest Road is a major street, access management is a concern. Given the existing development along Hillcrest Road, limiting the site to access Omni Park Drive would be appropriate.

The 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 Lot 2B is denied access to Hillcrest Road; 2) placement of a note on the final plat stating that curb cut number, size, location and design to be approved by Traffic Engineering; 3) provision of a buffer in accordance with section V.A.7 where the site abuts residentially zoned property; and 4) compliance with Engineering Comments (Show drainage easement. For development to tie to existing detention pond, confirm the detention pond was intended to accept storm water from these lots. Verify that the detention pond has the capacity and functionality to accept the storm water from the lots. 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).

LOCATOR MAP



APPLICATION NUMBER 3 DATE December 21, 2006

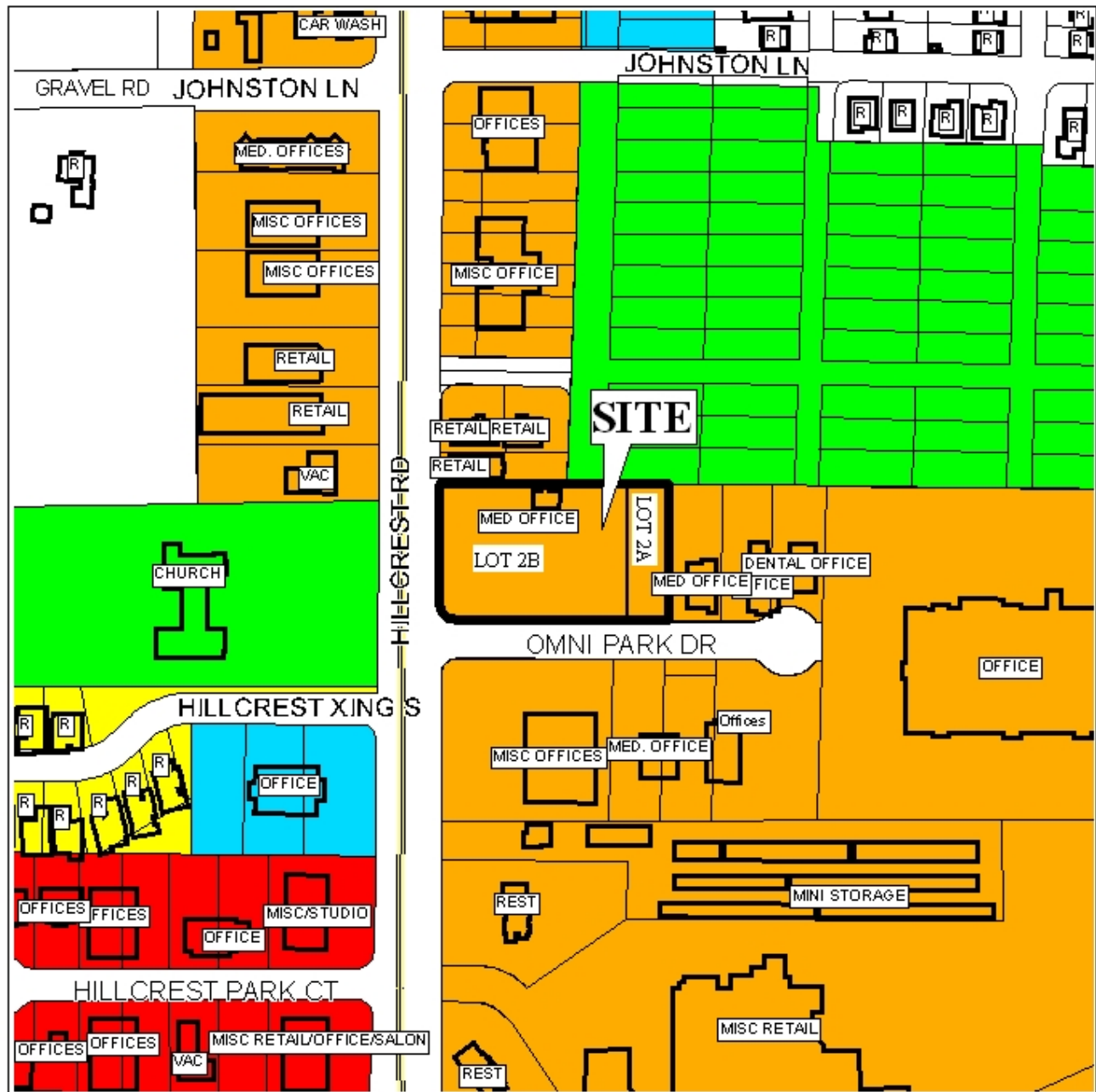
APPLICANT Omni Office Park Subdivision, Sixth Addition, Resubdivision of Lot 2

REQUEST Subdivision



NTS

OMNI OFFICE PARK SUBDIVISION, SIXTH ADDITION, RESUBDIVISION OF LOT 2



APPLICATION NUMBER 3 DATE December 21, 2006

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS