

## **BEL AIR EXECUTIVE PARK SUBDIVISION, RESUBDIVISION OF LOTS 3 & 4, LOT 1**

Engineering Comments: Must comply with all stormwater 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.

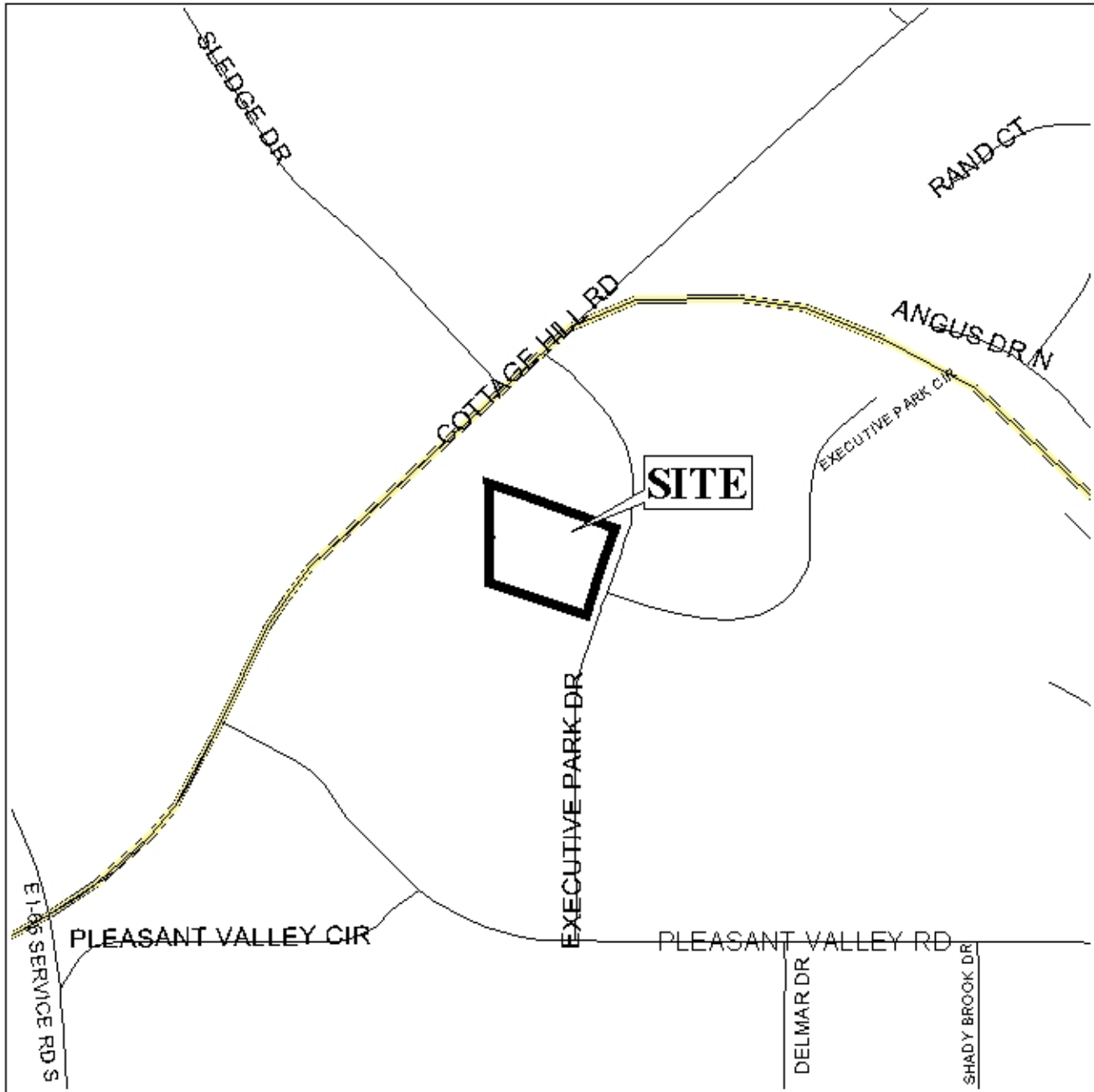
The plat illustrates the proposed 1 lot, 1.0  $\pm$  acre subdivision which is located on the West side of Executive Park Drive, 350'  $\pm$  South of Cottage Hill Road and is in City Council District 5. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to resubdivide two lots into one.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the placement of the 25-foot minimum setback line on the final plat.

# LOCATOR MAP



APPLICATION NUMBER 4 DATE September 1, 2005

APPLICANT Bel Air Executive Park, Unit 1, Resubdivision of Lots 3 & 4, Lot 1

REQUEST Subdivision



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The map illustrates a commercial development site, 'LOT 1', highlighted in yellow and labeled 'SITE'. The site is situated at the intersection of 'COTTAGE HILL RD' and 'EXECUTIVE PARK DR'. To the west of the site, along 'SLEDGE DR', are several existing buildings (red) labeled 'OFFICES', 'AUTO SALES', 'FIN OFFICE', 'USED AUTO SALES', 'UNDER RENOV', 'RETAIL', 'PHOTO', 'CYCLES SHOP', 'MISC RETAIL', and 'OFFICES'. To the east of the site, along 'COTTAGE HILL RD', are more existing buildings (red) labeled 'AUTO SALES', 'AUTO SALES', 'OFFICE', 'OFFICE', 'OFFICE', 'OFFICE', 'OFFICES', and 'OFFICES'. To the south of the site, along 'EXECUTIVE PARK DR', are several existing buildings (red) labeled 'OFFICE', 'OFFICES', 'OFFICE', and 'OFFICES'. A blue area representing a water feature is located at the bottom of the map. An inset map in the bottom right corner shows the location of the site within a larger context, with 'APTS' labeled near the site.

LEGEND

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



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