

MYSTICS OF TIME SUBDIVISION

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, 0.7 ± acre subdivision which is located at the Northwest corner of Pillans Street and Franklin Street and is in City Council District 3. The subdivision is served by public water and sanitary sewer.

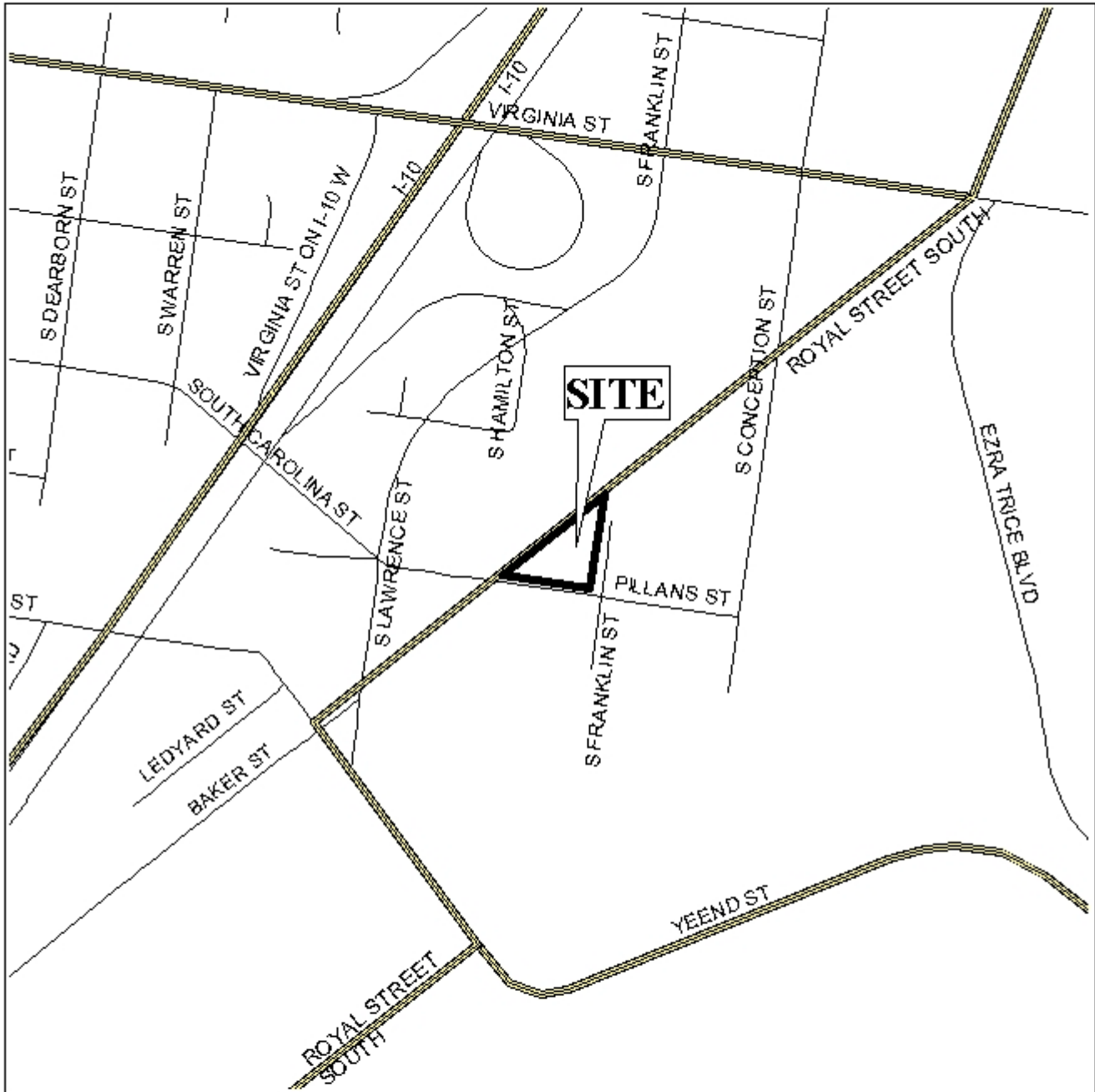
The purpose of this application is to create a one-lot subdivision from three metes and bounds parcels.

As illustrated on the plat, there are existing structures on the site. Typically, multiple buildings on one lot are common for this area. Therefore, the approval of a Planned Unit Development (PUD) for this site would be required prior to the recording of the final plat.

As the site is adjacent to the 100/500-year floodplain, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of a Planned Unit Development prior to the recording of the final plat; and 2) the approval of all applicable federal, state and local agencies prior to the issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 5 DATE November 17, 2005

APPLICANT Mystics Of Time Subdivision

REQUEST Subdivision

NTS

MYSTICS OF TIME SUBDIVISION



APPLICATION NUMBER 5 DATE November 17, 2005

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
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