

STONE SQUARE PLAZA SUBDIVISION

Engineering Comments: 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. Must provide detention for any impervious area added in excess of 4,000 square feet.

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, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 0.9± acre, 1 lot subdivision, which is located on the East side of Dr Martin Luther King Jr. Avenue, 150'± North of Osage Street, in City Council District 2. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create a legal lot record from a metes and bounds parcel.

The site fronts Dr. Martin Luther King Jr. Avenue, a minor street with sufficient right-of-way. No right-of-way dedication is required. There also appears to be an unopened right-of-way along the South property line of the site. A note should be placed on the final plat stating that the subdivision is denied access to this right-of-way.

The site has approximately 150' of frontage along Dr. Martin Luther King Jr. Avenue. As a means of access management, a note should be placed on the final plat stating that the site is limited to one curb cut to Dr. Martin Luther King Jr. Avenue, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards.

It appears that a structure currently exists on the property and is in compliance with the setback requirements of Section 64-3.3 of the Zoning Ordinance.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet, or provide a table on the plat with the same information.

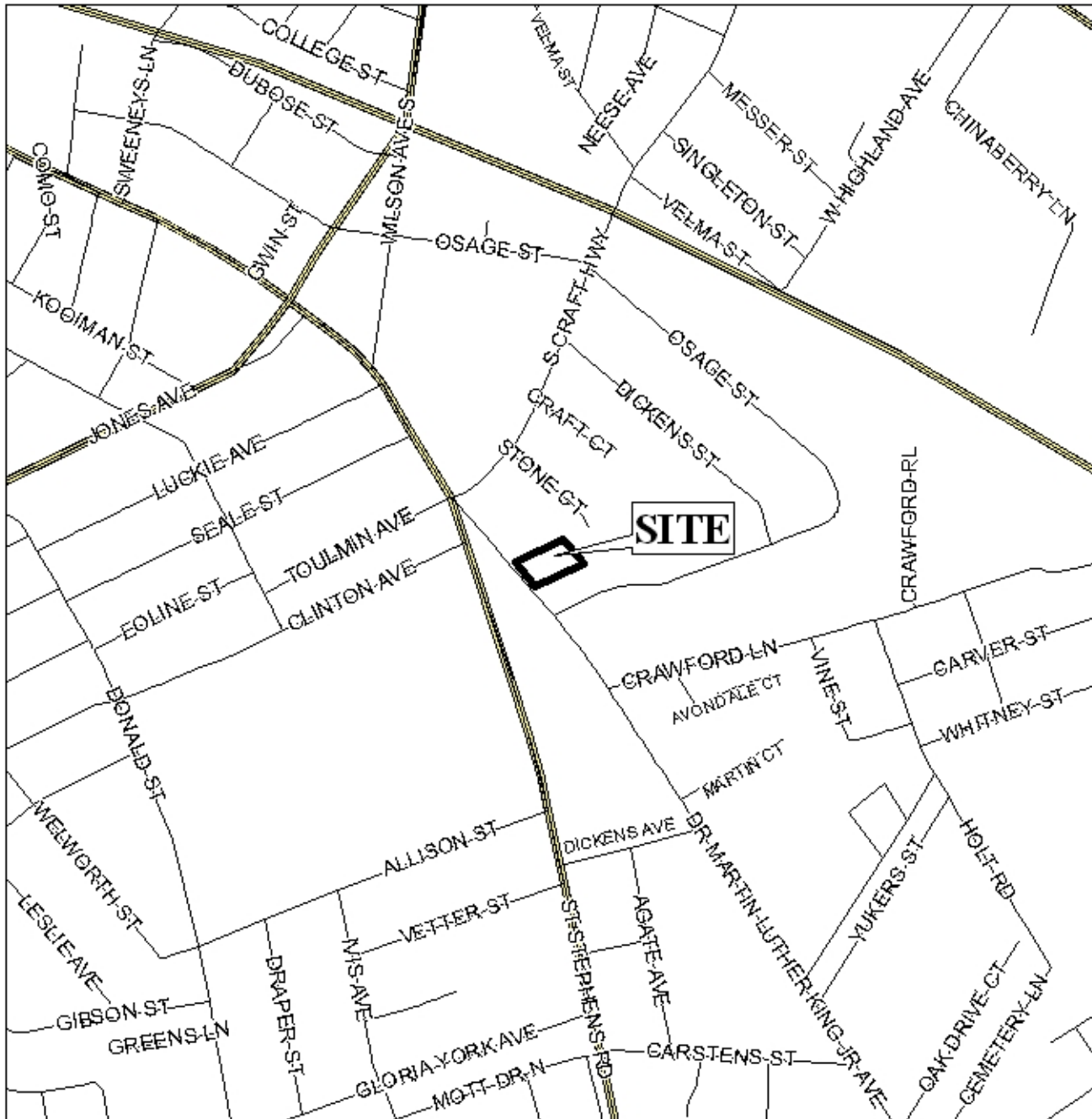
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-

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, 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 the site is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) placement of a note on the final plat stating that the site is denied access to the unopened right-of-way to the South;
- 3) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 4) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 5) subject to City Engineering comments: *(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. Must provide detention for any impervious area added in excess of 4,000 square feet.)*

LOCATOR MAP



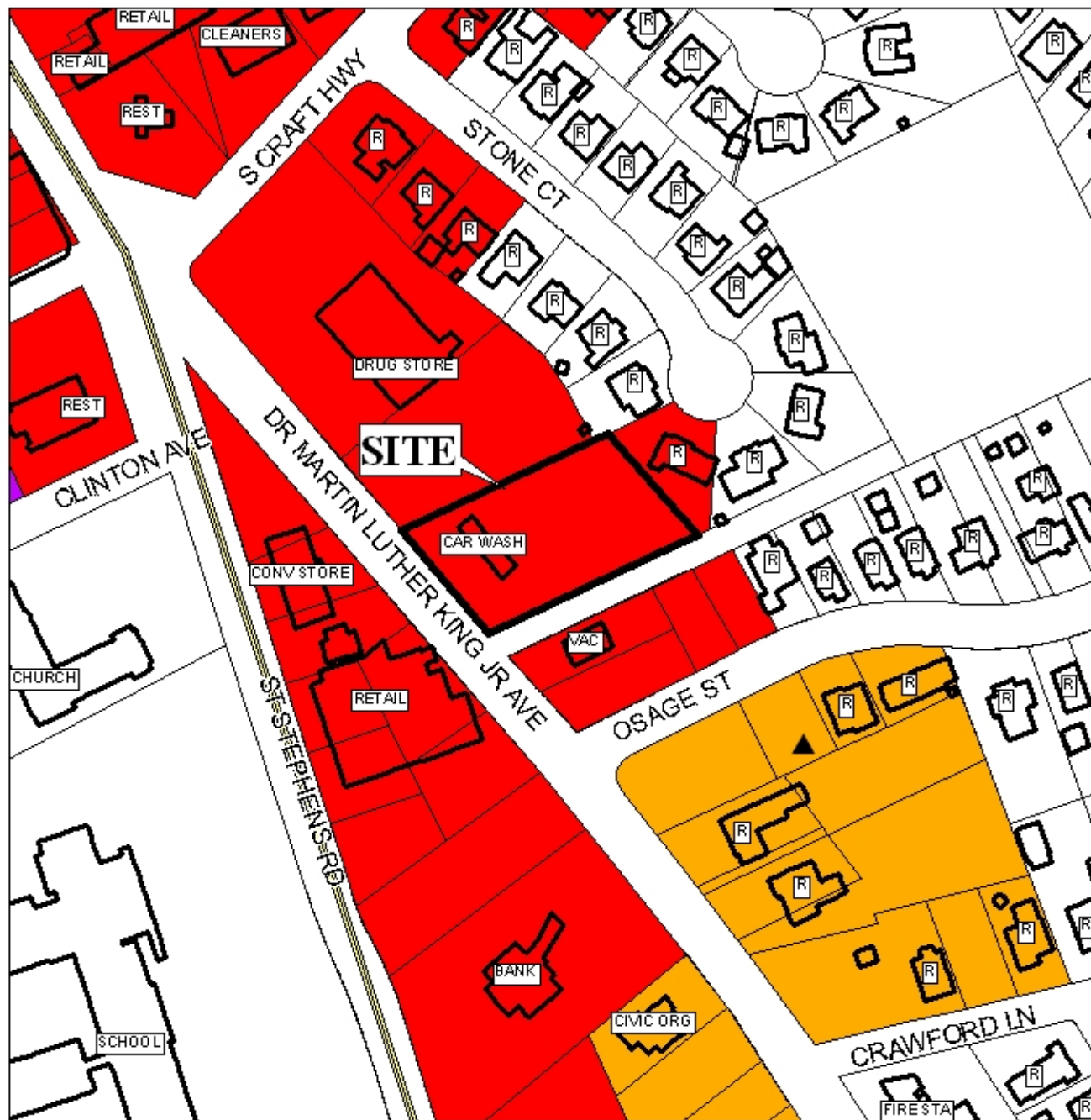
APPLICATION NUMBER 5 DATE March 19, 2009

APPLICANT Stone Square Plaza Subdivision

REQUEST Subdivision



STONE SQUARE PLAZA SUBDIVISION



APPLICATION NUMBER 5 DATE March 19, 2009

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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LEGEND

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