

MUDBRICK STUDIOS SUBDIVISION

Engineering Comments: Final plat must show drainage easement depicted on plat for existing subdivision. Development 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. Additional fire hydrants may be required.

The plat illustrates the proposed 2 lot, 3.1 ± acres subdivision which is located at the Northeast corner of Cody Road South and Bruns Drive and is in City Council District 6. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision from a lot of record.

As a means of access management, the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Cody Road, with the size, location and design to be approved by Traffic Engineering should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Cody Road, with the size, location and design to be approved by Traffic Engineering; and 2) full compliance with Engineering Department comments (*Final plat must show drainage easement depicted on plat for existing subdivision. Development must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit*).

LOCATOR MAP



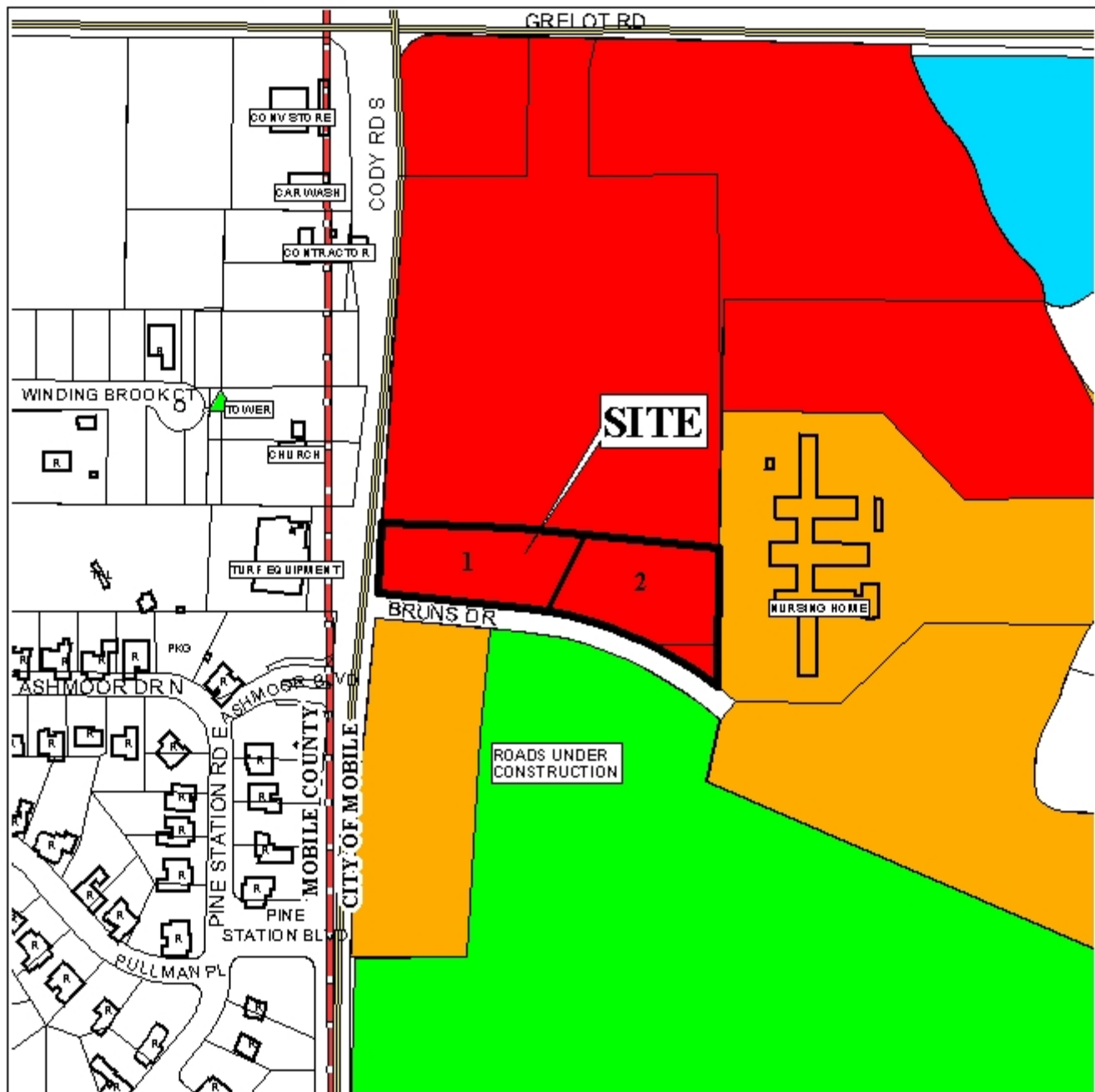
APPLICATION NUMBER 13 DATE January 19, 2006

APPLICANT Mudbrick Studios Subdivision

REQUEST Subdivision



MUDBRICK STUDIOS SUBDIVISION



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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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