

## **LAKESIDE COMMERCIAL PARK SUBDIVISION, TENTH ADDITION, RESUBDIVISION OF LOTS 2 & 3**

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 number, sizes, 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, and specifically to: 2003 IFC 503.1.1 Access to within 150 ft. of all portions of building; 2003 IFC 503.2.1 20 ft. road width; D103.1 26 ft. width with hydrant.

The plat illustrates the proposed 3.1 acre  $\pm$ , 2 lot subdivision which is located at the south terminus of Lakeside Drive West, extending to the west side of Lakeside Drive, 200 feet  $\pm$  south of Lakeside Drive South, and is in Council District 4. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide two existing lots, relocating an interior lot line.

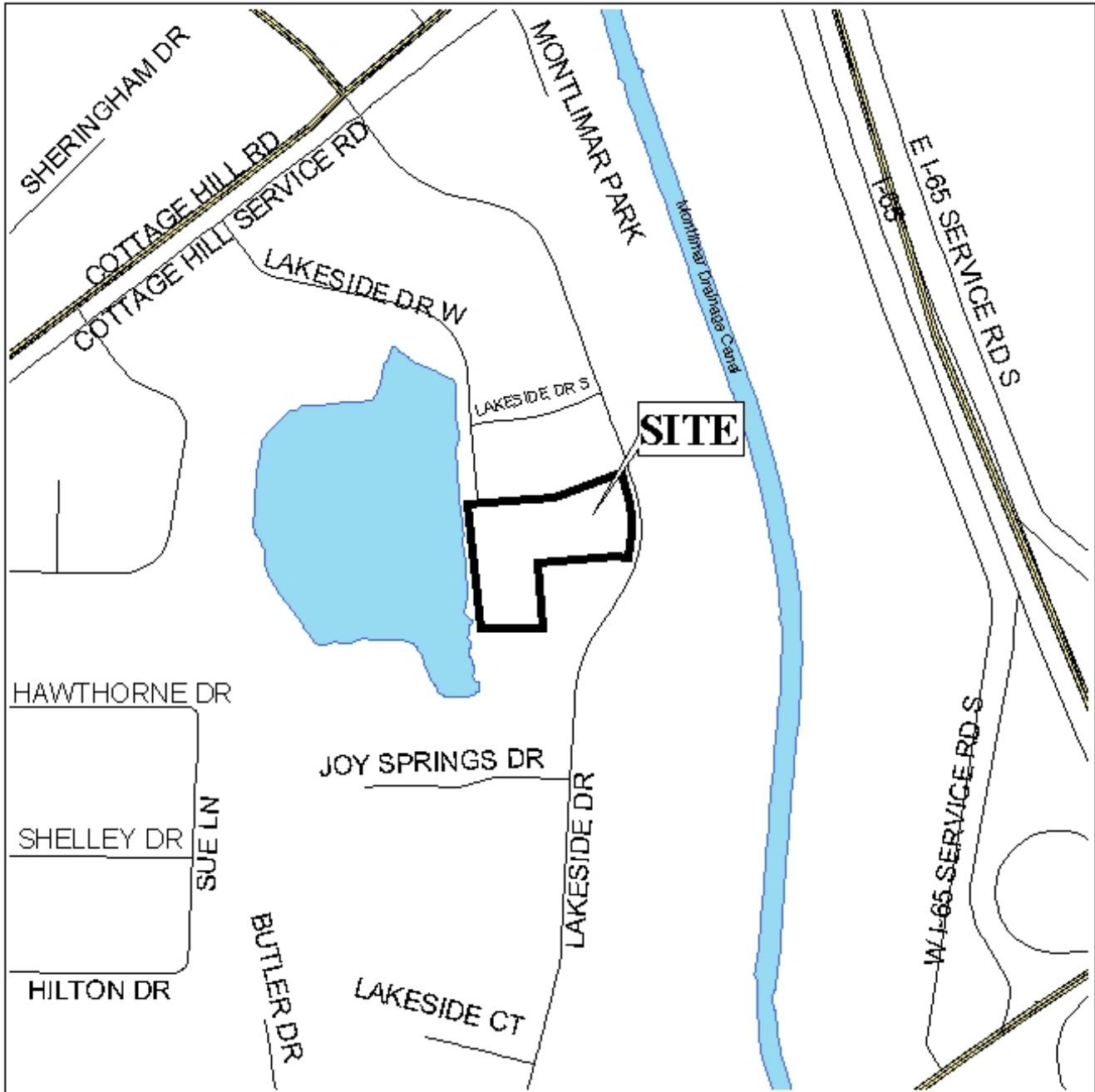
The lots were created in August 1981, as part of the three-lot Lakeside Commercial Park, 10<sup>th</sup> Addition subdivision.

The 25-foot minimum building setback line from the right-of-way edge is not shown for the proposed "Lot B," adjacent to the Lakeside Drive West stub, but would be required on the Final Plat, if approved.

It should be noted that development of the commercially zoned "Lot A" site, which is currently vacant, will have to comply with all applicable regulations, including the landscaping and tree planting requirements of the Zoning Ordinance.

The plat is recommended for Tentative Approval subject to the following conditions: 1) the depiction of the 25-foot minimum building setback line on the Final Plat; and 2) conformance with all applicable regulations.

## LOCATOR MAP



APPLICATION NUMBER 6 DATE June 2, 2005

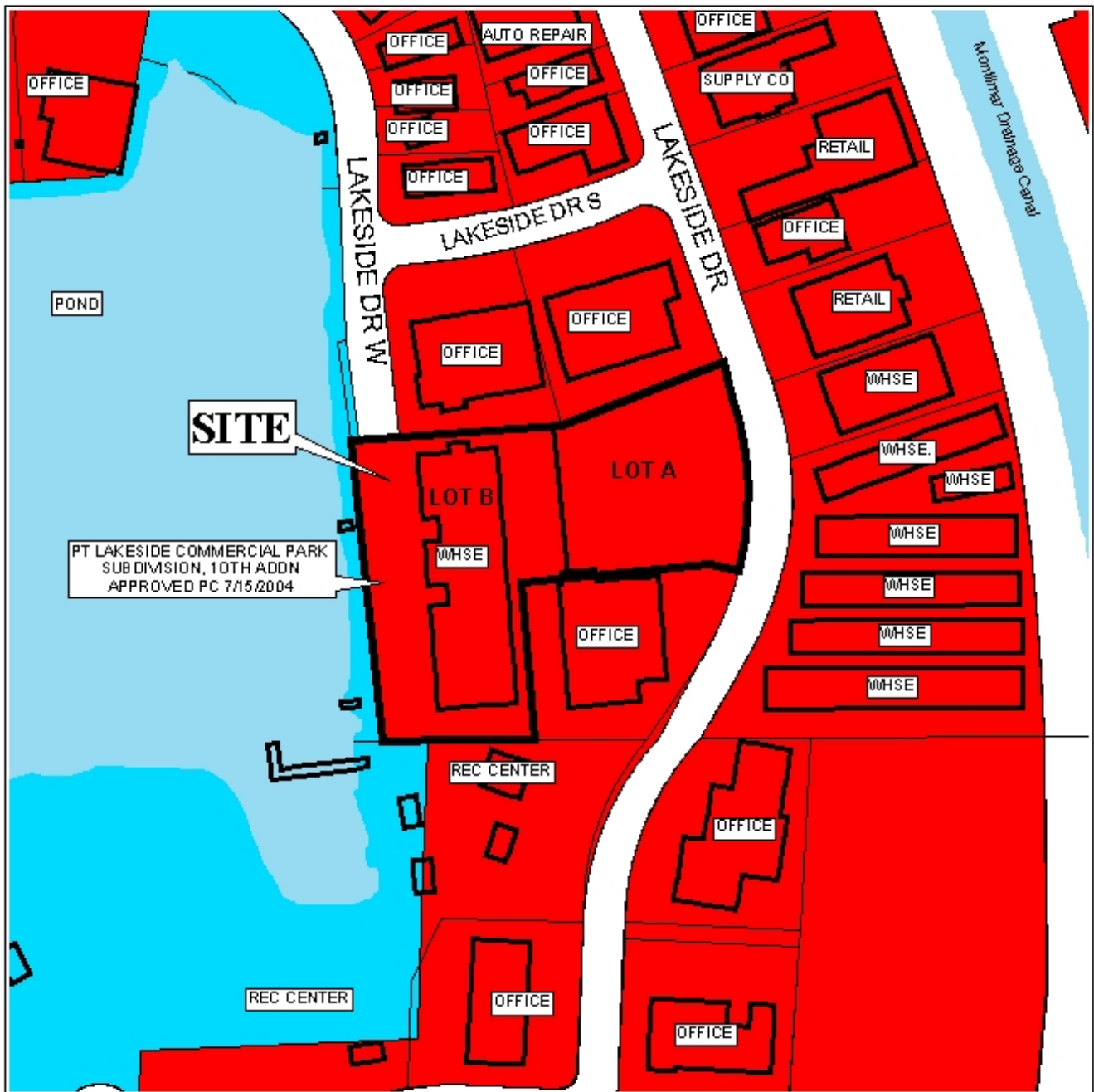
APPLICANT Lakeside Commercial Park Subdivision, Tenth Addition, Resubdivision of Lots 2 & 3

REQUEST Subdivision



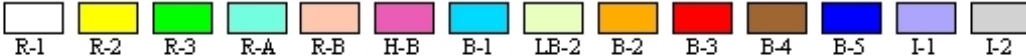
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# LAKESIDE COMMERCIAL PARK SUBDIVISION, 10TH ADDITION, RESUBDIVISION OF LOTS 2 & 3



APPLICATION NUMBER 6 DATE June 2, 2005

LEGEND



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