

## **TOP MUSIC PLAZA 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, 1.6  $\pm$  acres subdivision which is located on the North side of Government Boulevard, 50'  $\pm$  East of Lakeside Drive connector, extending to the South side of Lakeside Drive, 50'  $\pm$  East of Lakeside Drive connector and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

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

The site fronts Government Boulevard, a planned major street and has an existing right-of-way in compliance with the Major Street Plan. However, as a means of access management, the placement of a note on the final plat stating that the site is limited to one curb cut to the Service Road and one curb cut to Lakeside Drive, with the location, size, and design to be approved by ALDOT and 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 condition: 1) the placement of a note on the final plat stating that the site is limited to one curb cut to the Service Road and one curb cut to Lakeside Drive, with the location, size, and design to be approved by ALDOT and Traffic Engineering.

## LOCATOR MAP



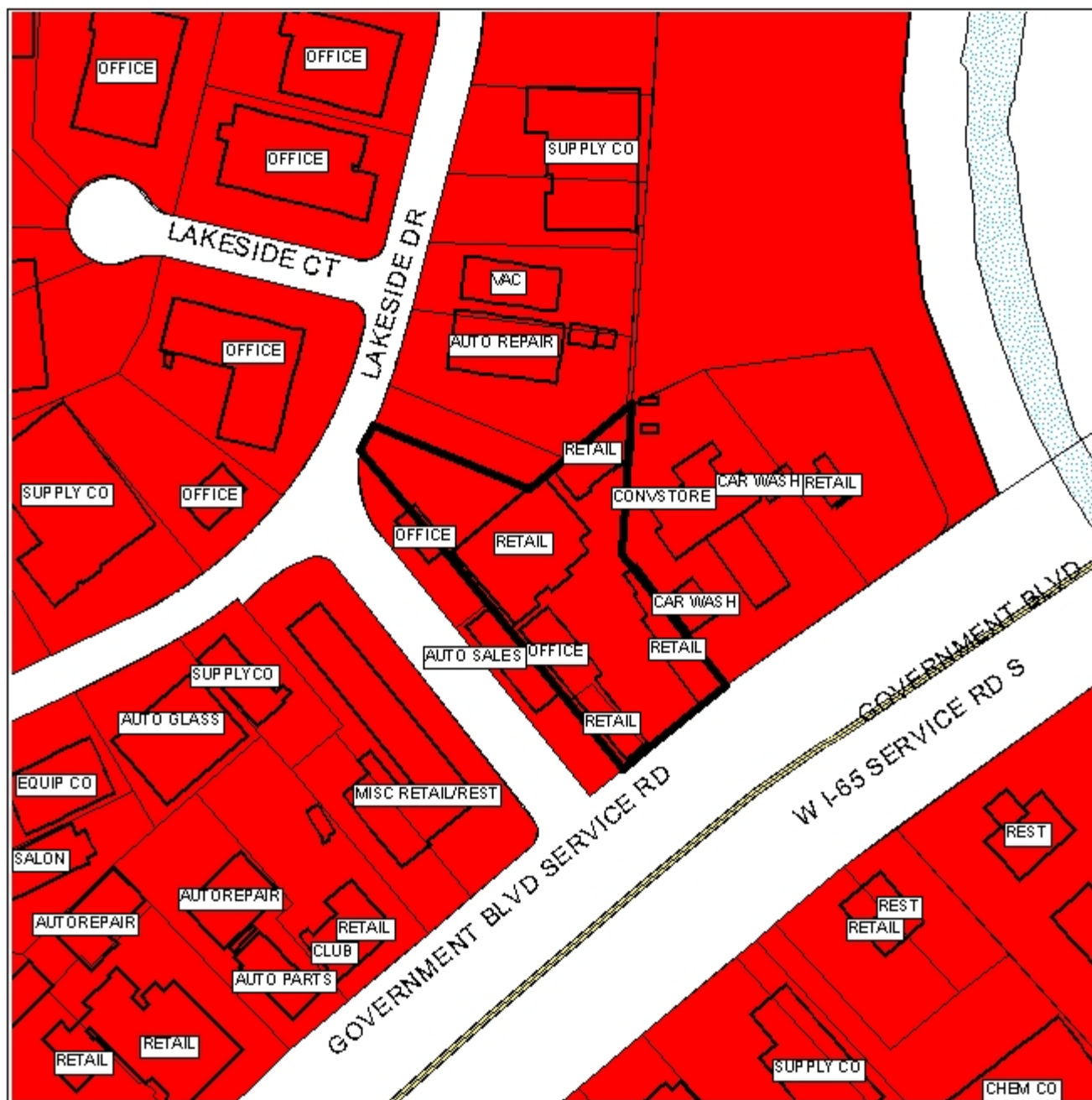
APPLICATION NUMBER 23 DATE May 19, 2005

APPLICANT Top Music Plaza Subdivision

REQUEST Subdivision



# TOP MUSIC PLAZA SUBDIVISION



APPLICATION NUMBER 23 DATE May 19, 2005

LEGEND



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