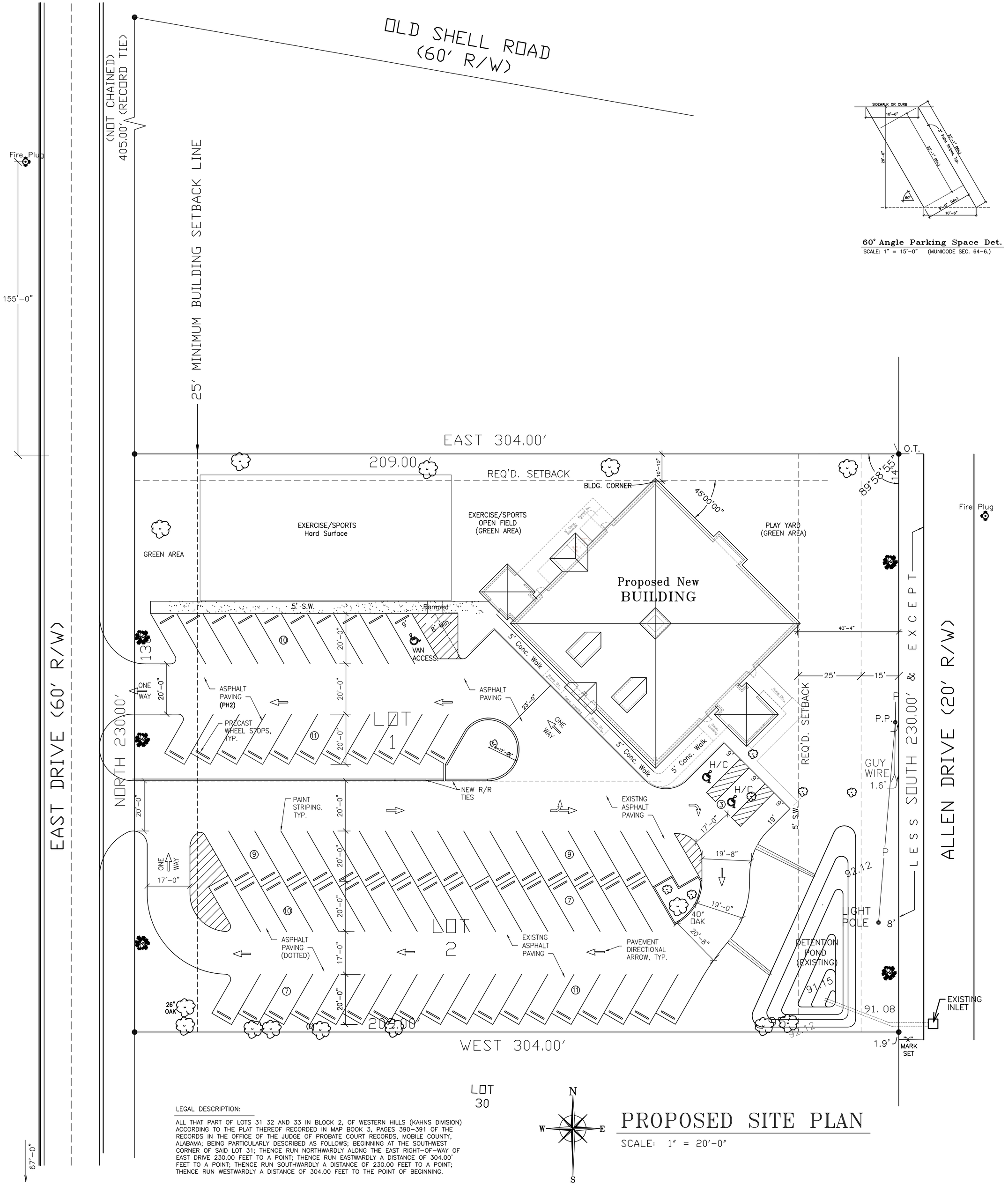


LOT 30

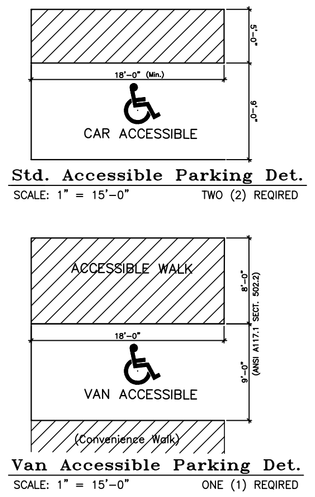
LEGAL DESCRIPTION:

ALL THAT PART OF LOTS 31 32 AND 33 IN BLOCK 2, OF WESTERN HILLS (KAHNS DIVISION) ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGES 390–391 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; BEING PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 31; THENCE RUN NORTHWARDLY ALONG THE EAST RIGHT–OF–WAY OF EAST DRIVE 230.00 FEET TO A POINT; THENCE RUN EASTWARDLY A DISTANCE OF 304.00' FEET TO A POINT; THENCE RUN SOUTHWARDLY A DISTANCE OF 230.00 FEET TO A POINT; THENCE RUN WESTWARDLY A DISTANCE OF 304.00 FEET TO THE POINT OF BEGINNING.

PROPOSED SITE PLAN

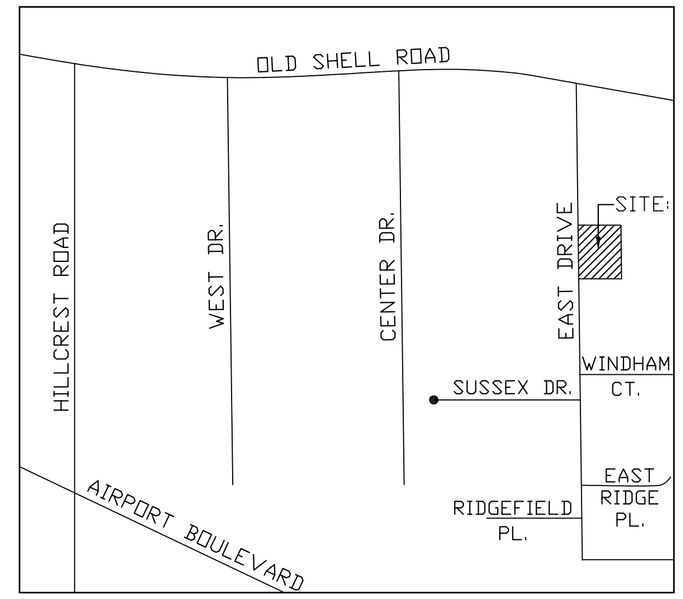
SCALE: 1" = 20'-0"

60° Angle Parking Space Det.
SCALE: 1" = 15'-0" (MUNICODE SEC. 64-6.)



Std. Accessible Parking Det.
SCALE: 1" = 15'-0" TWO (2) REQIRED

Van Accessible Parking Det.
SCALE: 1" = 15'-0" ONE (1) REQIRED



VICINITY MAP:
NOT TO SCALE

LANDSCAPE NOTES:

1. ALL NEW TREES TO CONFORM TO CITY OF MOBILE TREE LANDSCAPING AND PROTECTION REQUIREMENTS.
2. HERITAGE TREES SHALL BE ANY OF THE FOLLOWING: OAK (EXCLUDING WATER OAK & SCRUB OAK), HICKORY, SYCAMORE, YELLOW POPLAR, SWEET GUM, MAGNOLIA, CYPRESS, AND RED MAPLE.
3. UNDERSTORY TREES SHALL BE ANY OF THE FOLLOWING: DOGWOOD, CREPE MYRTLES, BRADFORD PEARS, RED BUDS & OTHERS APPROVED BY THE URBAN FORESTER OF THE CITY OF MOBILE.
4. ALL LANDSCAPED AREAS TO BE DRESSED WITH TOPSOIL, MULCHED, FERTILIZED AND GRASSED. PROVIDE SOLID SOD WHERE NOTED.
5. HERITAGE TREES ALLOWED IN THE FIRST 15' OF THE 25' SETBACK ARE TO BE LIVE OAK TREES ONLY.
6. THE LAST 10' OF THE 25' SETBACK CAN BE ANY HERITAGE TREE DESIRED.
7. ALL HERITAGE TREES IN 25' SETBACK WHERE POWER LINES ARE EXISTING SHALL BE LIVE OAK.
8. ALL TREES SHALL BE 3" CALIPER, MIN.

TREE DATA

TOTAL REQUIRED FOR ALL PHASES SEE CONSTRUCTION NOTE

TREES REQUIRED:	
FRONT SETBACK: 1 PER 30 FEET (EAST DRIVE)	7 HERITAGE TREES
FRONT SETBACK: 1 PER 30 FEET (ALLEN DRIVE)	7 HERITAGE TREES
PERIMETER: 1 PER 30 FEET LESS FRONT SETBACK TREES	20 HERITAGE OR UNDERSTORY TREES (1/2 TO BE HERITAGE TREES)
PARKING LOT: 1 PER 20 PARKING SPACES (77 spaces)	4 UNDERSTORY TREE
TREES BEING REMOVED: 1 FOR 1	3 TREES
TOTAL REQUIRED:	41 TREES
TREE CREDITS: TOTAL DIAMETER 230 DIVIDED BY 6	10 TREES ALLOWED
TOTAL REQUIRED:	31 TREES
TREES PROVIDED:	
OVERSTORY – REPLACEMENT TREES : 1 FOR 1	3 TREES
UNDERSTORY TREES (PARKING)	5 TREES
FRONTAGE	
OVERSTORY TREES (REQUIRED)	14 TREES
UNDERSTORY TREES (REQUIRED)	0 TREES
PERIMETER	
OVERSTORY TREES (REQUIRED)	5 TREES
UNDERSTORY TREES (REQUIRED)	5 TREES
TOTAL PROVIDED: (LESS CREDITS)	31 TREES

LANDSCAPE DATA:

TOTAL LOT AREA	69,920 SQ. FT.
REQUIRED LANDSCAPING (12% OF TOTAL AREA)	8,390 SQ. FT.
REQUIRED FRONT LANDSCAPING (60% OF REQUIRED)	5,034 SQ. FT.
FRONT LANDSCAPING PROVIDED	
EAST DR. (NORTH)	4,336 SQ. FT.
EAST DR. (MIDDLE)	1,521 SQ. FT.
EAST DR. (SOUTH)	1,838 SQ. FT.
TOTAL	7,695 SQ. FT.
ALLEN DR. (NORTH)	7,047 SQ. FT.
ALLEN DR. (SOUTH)	9,755 SQ. FT.
TOTAL	16,802 SQ. FT.
TOTAL LANDSCAPING PROVIDED: 24,497 SQ. FT. (35% of PROPERTY AREA)	

200LS – DENOTES LANDSCAPED AREA SQ. FT.

200FLS – DENOTES FRONT LANDSCAPED AREA SQ. FT.

(E) – DENOTES EXISTING LANDSCAPED AREA SQ. FT.

BUFFER NOTE:

A BUFFER SHALL BE PROVIDED AT EAST PROPERTY LINE IN COMPLIANCE WITH SECTION 64–4.D.1 OF THE CITY OF MOBILE ZONING ORDINANCE.

SITE LIGHTING NOTE:

SITE LIGHTING SHALL BE IN COMPLIANCE WITH SECTION 64–4.A.2 AND 64–6.A.3.c OF THE CITY OF MOBILE ZONING ORDINANCE. (SEE ELECT. SHEETS)

ENDANGERED SPECIES NOTE:

SITE MUST BE DEVELOPED IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING ENDANGERED, THREATENED OR OTHERWISE PROTECTED SPECIES.

WASTE DISPOSAL NOTE:

OWNER WILL UTILIZE A CURB SIDE TRASH PICKUP SERVICE.

TREE LEGEND: SEE CONSTRUCTION NOTE

HERITAGE TREE	
UNDERSTORY TREE	
EXISTING TREE (SEE PLAN FOR DESCRIPTION)	
(TBR) —	EXISTING TREE TO BE REMOVED

NOTES:
1. ALL TREES TO REMAIN U.N.O.
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PARKING DATA:

PARKING REQUIRED

WORSHIP AREA – (1 PER 4 SEATS)		
MEN – 2,886 SF / 15 SF = 192 SEATS	÷ 4 =	48 SPACES
WOMEN – 1,402 SF / 15 SF = 93 SEATS	÷ 4 =	23 SPACES
TOTAL REQUIRED		71 SPACES

(NOTE: 3 SPACES OUT OF THE TOTAL ARE REQ'D TO BE HANDICAP ACCESSIBLE INCLUDING 1 VAN ACCESSIBLE)

PARKING PROVIDED

STANDARD PARKING	
EXISTING STRIPED SPACES	27 SPACES
NEW SPACES	47 SPACES
NEW HANDICAP PARKING	3 SPACES
TOTAL PROVIDED	77 SPACES

PROPOSED NEW CONSTRUCTION FOR:

Islamic Society of Mobile

63 East Drive — Mobile, AL. 36608

PROJECT 0145.0513

CONSTRUCTION DOCUMENTS 02.11.15

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SHEET:

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