

## **STANDARD CONCRETE MOBILE SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 1-lot, 130± acre subdivision which is located on the East side of Mitsubishi Drive (under construction), surrounding the West terminus of the Theodore Industrial Canal. The subdivision is served by public water and sewer facilities.

The purpose of this application is to create one legal lot of record of a metes and bounds parcel and a portion of another metes and bounds parcel, and illustrate the remainder of the parent tract as “future development”.

The site is in an area designated as the Theodore Industrial Park and is surrounded by industrial uses and vacant, undeveloped land.

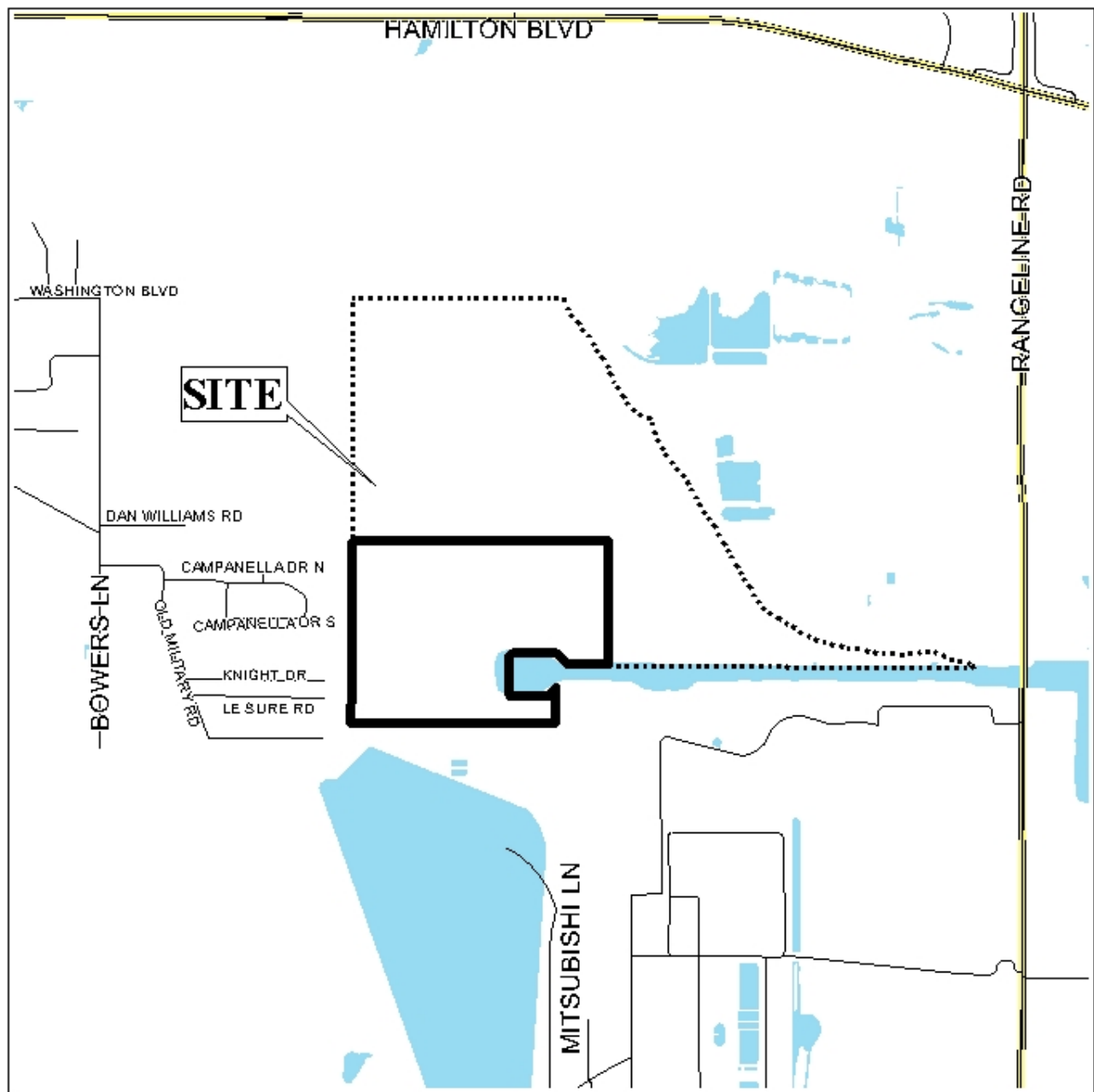
As stated above, Mitsubishi Drive is being constructed through a joint venture between the developer and Mobile County.

While the site is in the County, the applicant’s engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved.

This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The plat is recommended for Tentative Approval, subject to the following conditions: 1) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; and 2) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

# LOCATOR MAP



APPLICATION NUMBER 3 DATE November 16, 2006

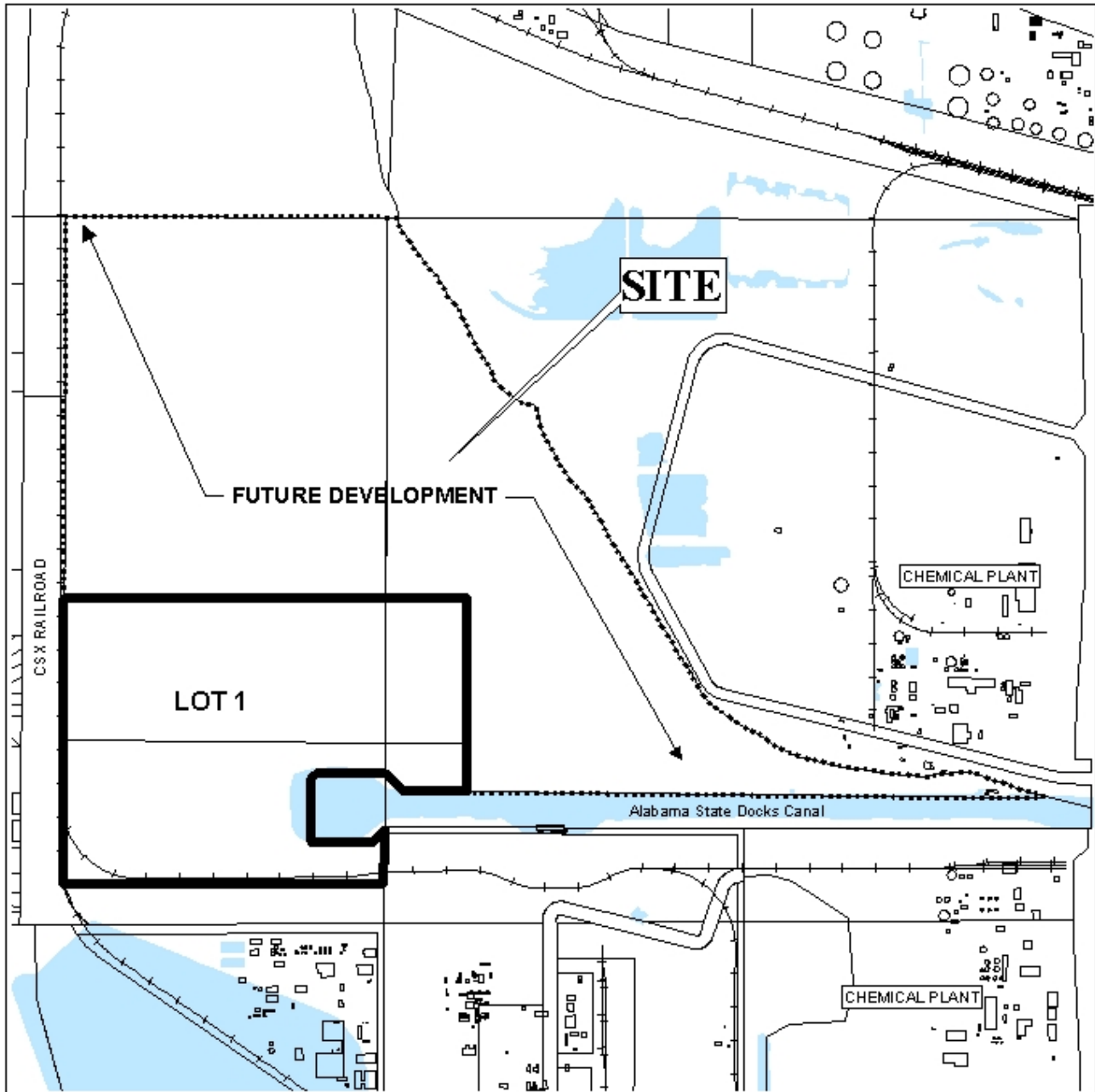
APPLICANT Standard Concrete Mobile Plant Subdivision

REQUEST Subdivision



NTS

# STANDARD CONCRETE MOBILE PLANT 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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