

GULF EQUIPMENT CORPORATION SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. The contractor will be required to obtain a right of way permit for any work performed in the right of way in addition to any required land disturbance permits.

Traffic Engineering Comments: Driveway number, 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 projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 1 lot, 3.1 acres \pm subdivision which is located at 5540 Business Parkway (Northwest corner of Kooiman Road and Business Parkway), and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to combine to legal lots of record, one approved by the Planning Commission on April 16, 1998, and the other approved on September 18, 2008, into a single legal lot of record.

The proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area size is not depicted on the plat in square feet, and this information should be shown on the Final Plat, if approved. The 25-foot minimum building setback line is not depicted, and this should also be shown along all public street frontages on the Final Plat, if approved.

The site fronts Business Parkway to the East and Kooiman Road to the South. Business Parkway is a minor street provided with curb and gutter, and is depicted with an adequate right-of-way of 60 feet. Kooiman Road is a minor street which is not provided with curb and gutter. No right-of-way width is depicted for Kooiman Road; however the 1998 approval for the lot indicates that Kooiman Road does have an adequate 60-foot right-of-way in this area. Additionally, an adequate curb radius exists at the intersection of Kooiman Road and Business Parkway. As such, no further dedication should be required.

Kooiman Road functions as a collector street for several industrial lots, and, as such, access management is a concern. Given traffic on Kooiman Road, and adequate frontage along Business Parkway, access to Kooiman Road should be denied, and the site be limited to two

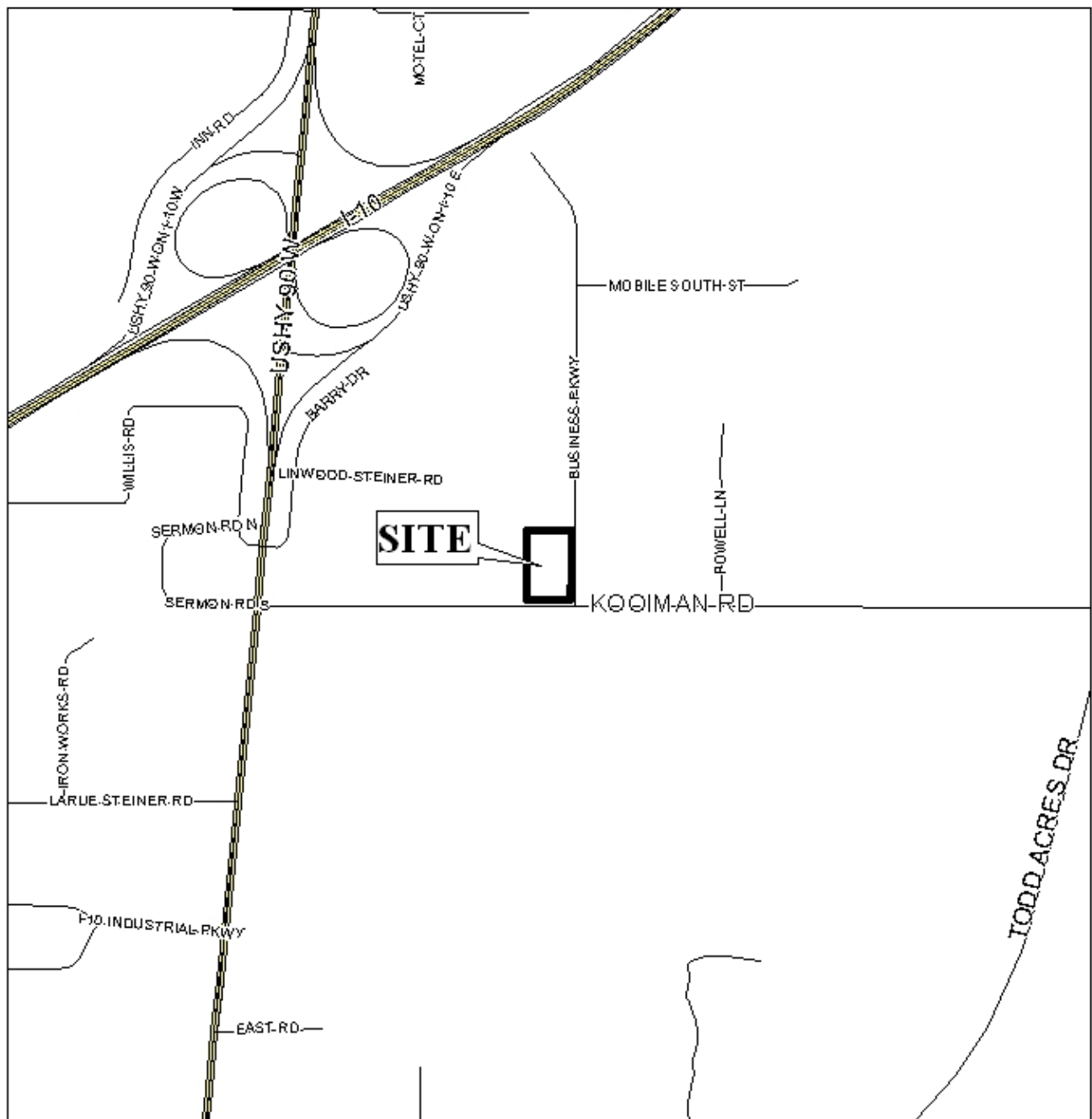
curb-cuts to Business Parkway, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, this application is recommended for tentative approval, subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line along all public rights-of-way on the Final Plat;
- 2) depiction of the lot area, in square feet, or provision of a table with the same information, on the Final Plat;
- 3) placement of a note on the Final Plat stating that the lot is denied direct access to Kooiman Road;
- 4) placement of a note on the Final Plat stating that the lot is limited to two curb cuts to Business Parkway, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 6) full compliance with all municipal codes and ordinances.

LOCATOR MAP



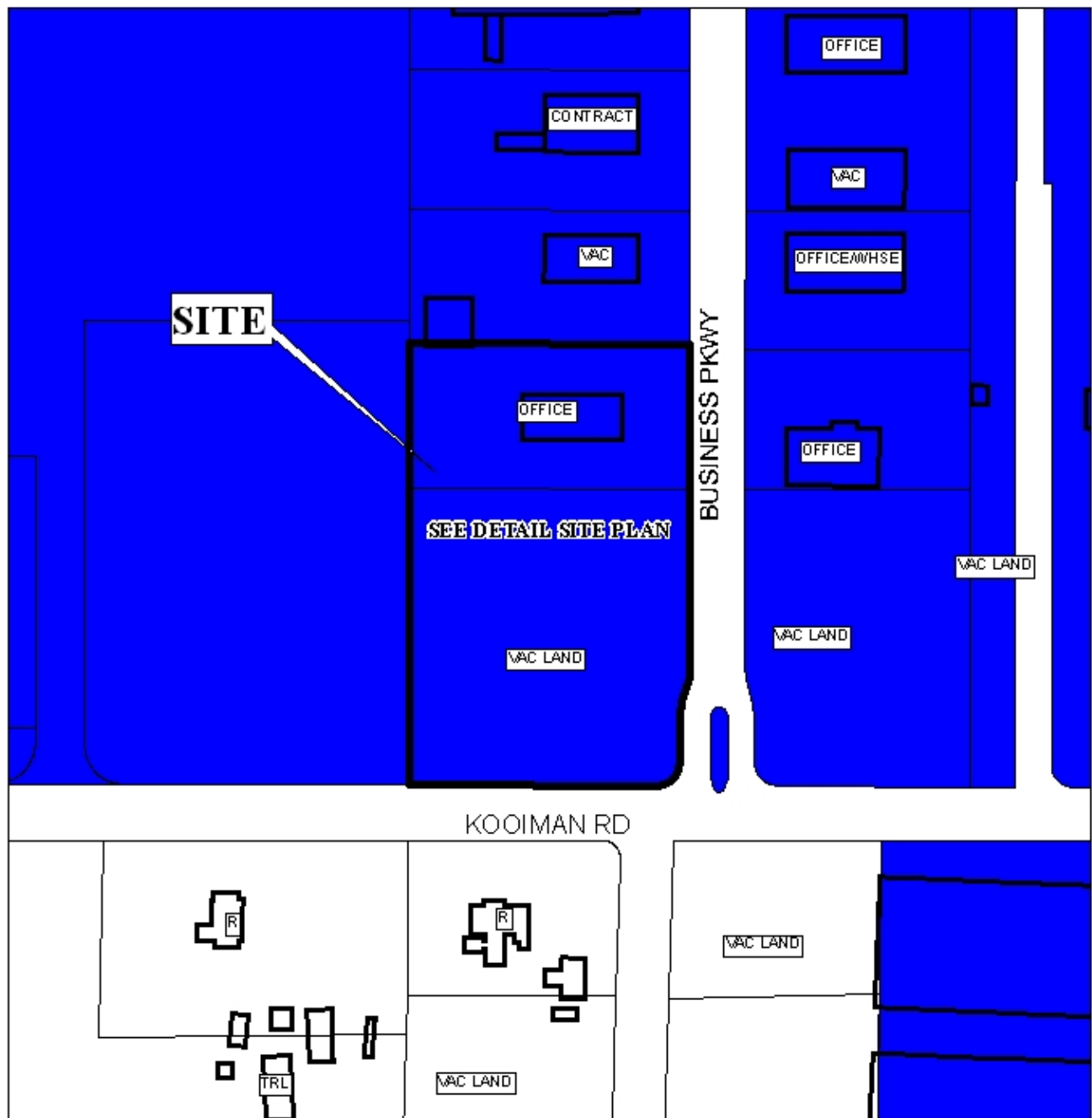
APPLICATION NUMBER 4 DATE November 4, 2010

APPLICANT Gulf Equipment Corporation Subdivision

REQUEST Subdivision



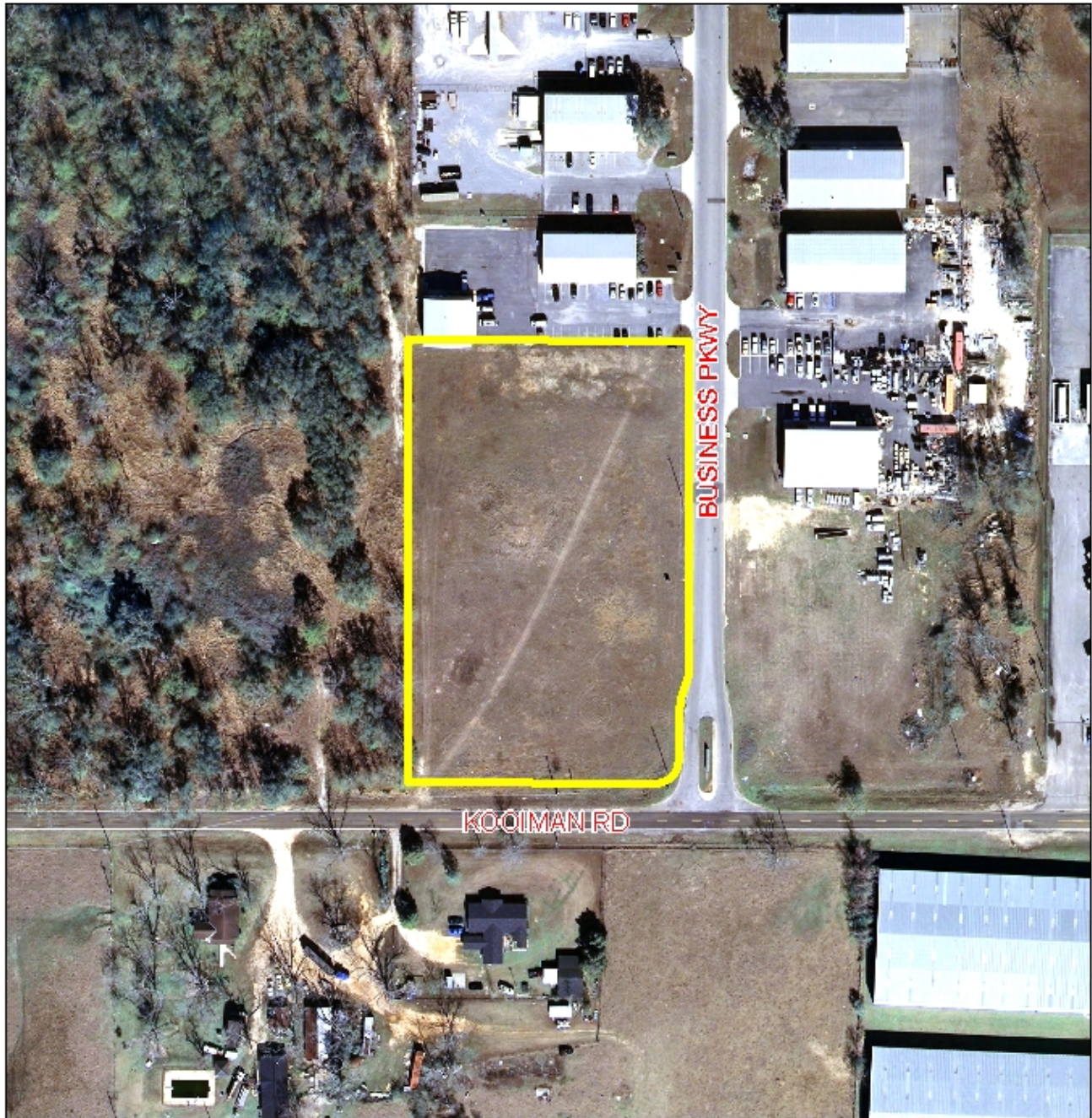
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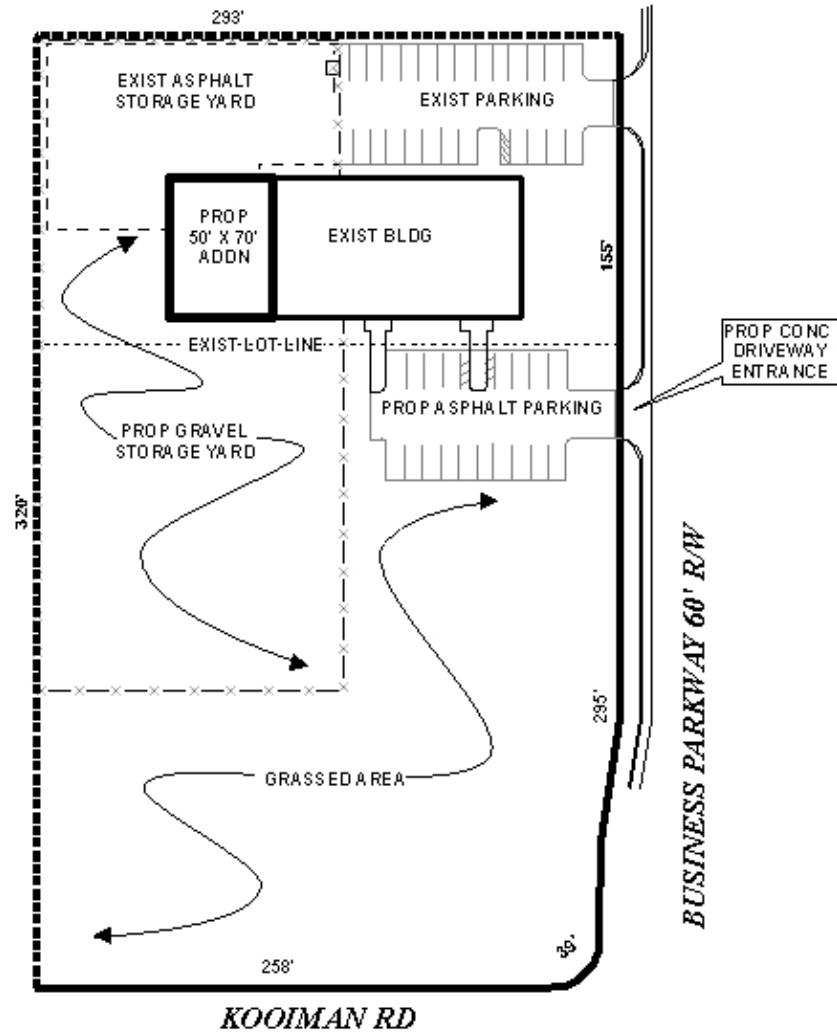
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DETAIL SITE PLAN



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REQUEST Subdivision

