

MOBILE SOUTH BUSINESS PARK SUBDIVISION, UNIT ONE, RESUBDIVISION OF LOTS 13-A, 13-B & 14

Engineering Comments: Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

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.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 2-lot, 4.2± acre subdivision which is located at 5270 Business Parkway (West side of Business Parkway at the West terminus of Mobile South Street), 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 three legal lots into two legal lots of record. The site is developed and each proposed lot contains an existing structure.

The site fronts Business Parkway, a minor street provided with curb and gutter, illustrating 60' of right-of-way; thus, no dedication is required.

Although Business Parkway is a minor street, access management is still a concern; therefore, a note should be placed on the Final Plat stating that the subdivision is limited to the existing curb-cuts along Business Parkway with the size, location, and design of any additional curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.

Both lots are labeled on the plat with its size in square feet, and should be retained on the Final Plat, or a table should be provided furnishing the same information.

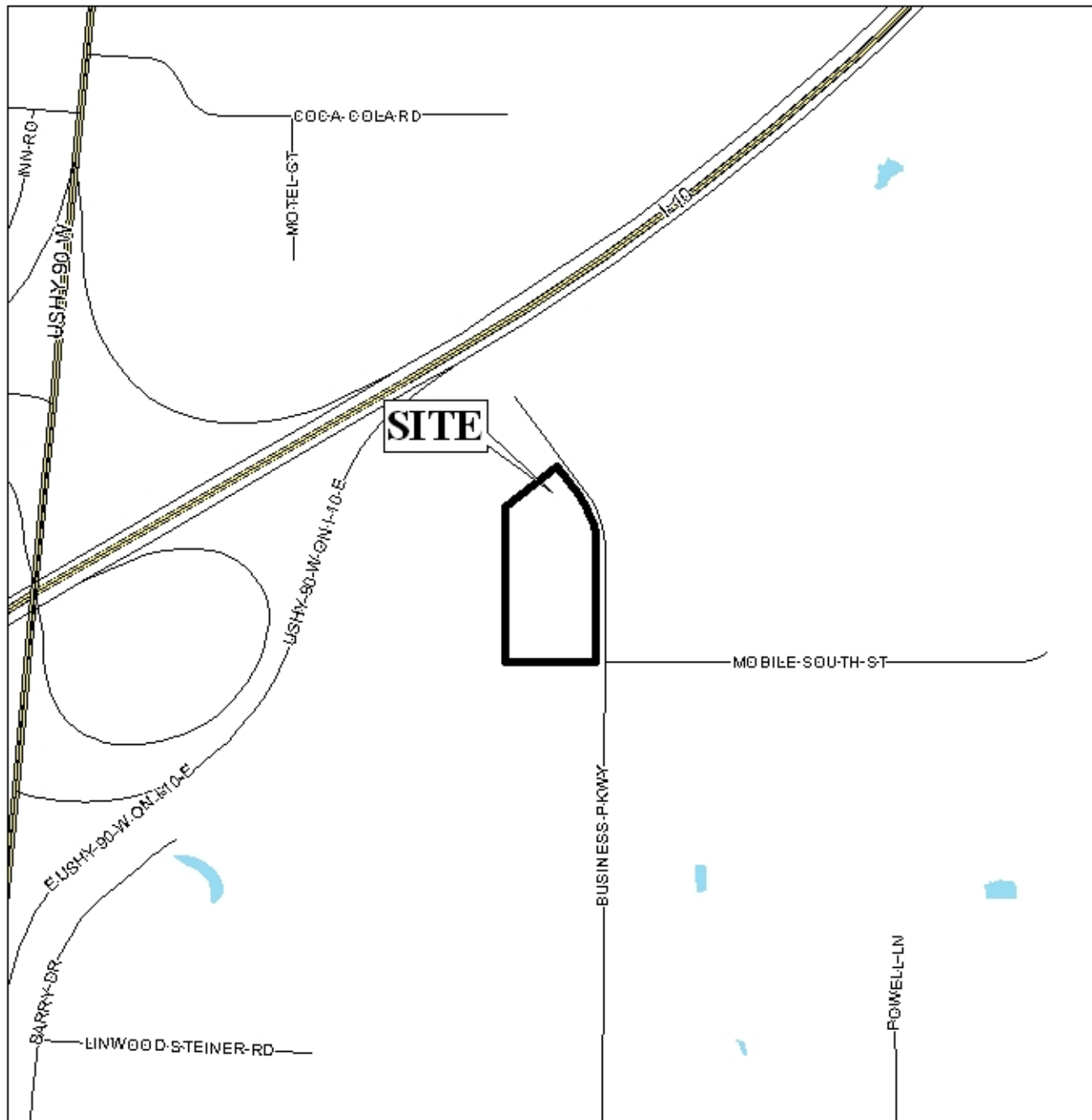
It should be noted that the preliminary plat illustrates a 50' minimum building setback line, and only a 25' setback line is required.

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, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the subdivision is limited to the existing curb-cuts along Business Parkway with the size, location, and design of any additional curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and
- 3) full compliance with all municipal codes and ordinances.

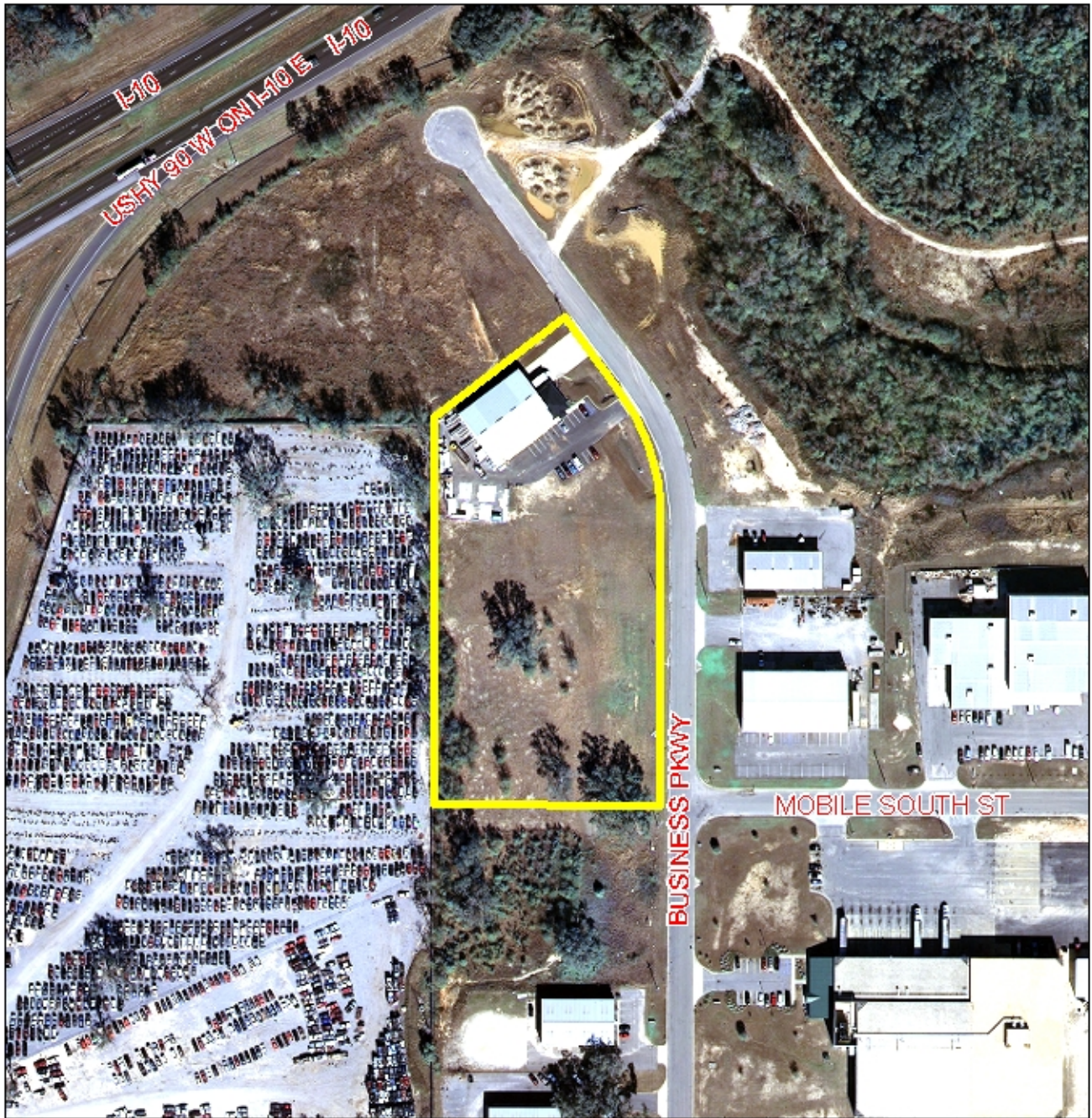
LOCATOR



APPLICATION NUMBER 7 DATE March 4, 2010
 APPLICANT Mobile South Business Park Subdivision, Unit One,
Resubdivision of Lots 13-A, 13-B and 14
 REQUEST Subdivision

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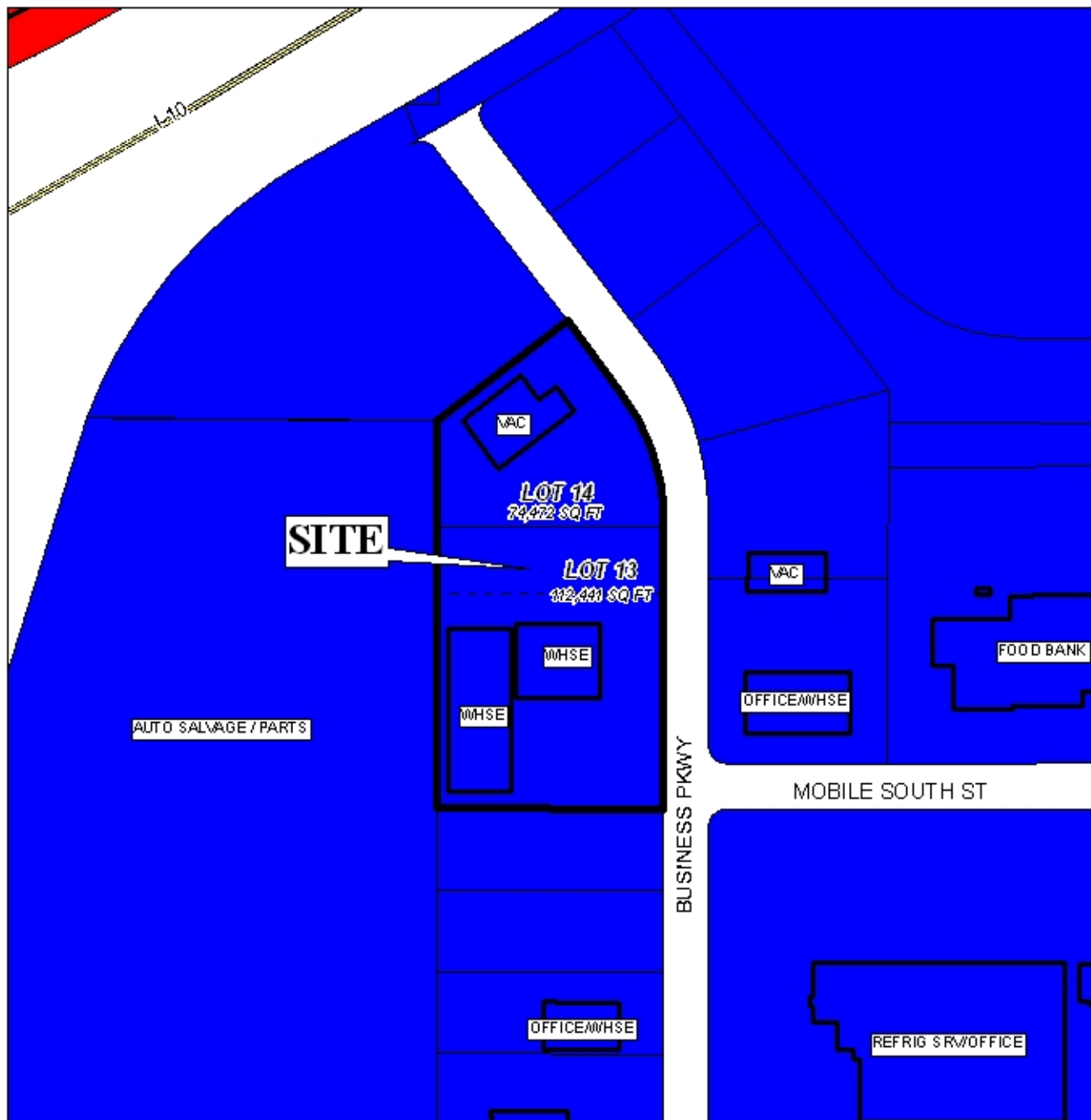
**MOBILE SOUTH BUSINESS PARK SUBDIVISION, UNIT ONE,
RESUBDIVISION OF LOTS 13-A, 13-B AND 14**



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
















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LEGEND

 R-1	 R-2	 R-3	 R-A	 R-B	 H-B	 T-B	 B-1	 LB-2	 B-2	 B-3	 B-4	 B-5	 I-1	 I-2
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