

MOBILE SOUTH BUSINESS PARK SUBDIVISION,
UNIT TWO, PHASE ONE,
RESUBDIVISION OF LOTS 5 & 6 AND ADDITION TO

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

The plat illustrates the proposed 42.7± acre, two-lot subdivision, which is located on the South and East sides of Mobile South Street at its East terminus. The site is served by public water and sanitary sewer.

The purpose of the application is to create two lots of record from two existing lots and a third metes and bounds parcel. It is not clear that this third parcel includes the entire parent parcel, so the applicant should either include the remainder of the parent parcel, to the North, or provide documentation establishing the parcel in its present configuration prior to 1984.

The site previously received subdivision approval as part of the original Mobile South Business Park, Unit Two. However, only the first phase was ever recorded. A significant portion of the approved Mobile South Street was never constructed or dedicated, and several lots and common areas were never recorded. The eastern 500 feet of the site were originally approved as common area to be used for wetlands mitigation; these are now proposed to be incorporated into the individual lots. Because of the presence of extensive wetlands on the site, and the site's location in the AE floodplain, it should be considered environmentally sensitive. Therefore, approval by all applicable federal, state, and local agencies should be required prior to the issuance of any permits.

The site fronts Mobile South Street, which has a 60-foot right-of-way. The plat incorrectly shows Mobile South Street extending northward along the West side of proposed Lot 2; in fact, both the street and the right-of-way terminate exactly at the edge of proposed Lot 1.

The plat shows proposed Lot 1 with ample frontage along Mobile South Street. Proposed Lot 2, however, would not have access to any constructed and dedicated public street. While this is the existing case for the metes and bounds parcel, this problem should be remedied in the subdivision process. While continuation of the street was originally approved, that approval has long since expired, and the project has not been pursued. Since the land at the terminus of the road is private property, there is no assurance that a street will ever be constructed there. Furthermore, that private property, though in the shape and size of a street, is not part of the subdivision application. It cannot be assumed that Mobile South Street will be constructed and dedicated as originally planned. Therefore, the plat should be revised to show Lot 2 as having a minimum of 25 feet of frontage on Mobile South Street, where it is publicly maintained.

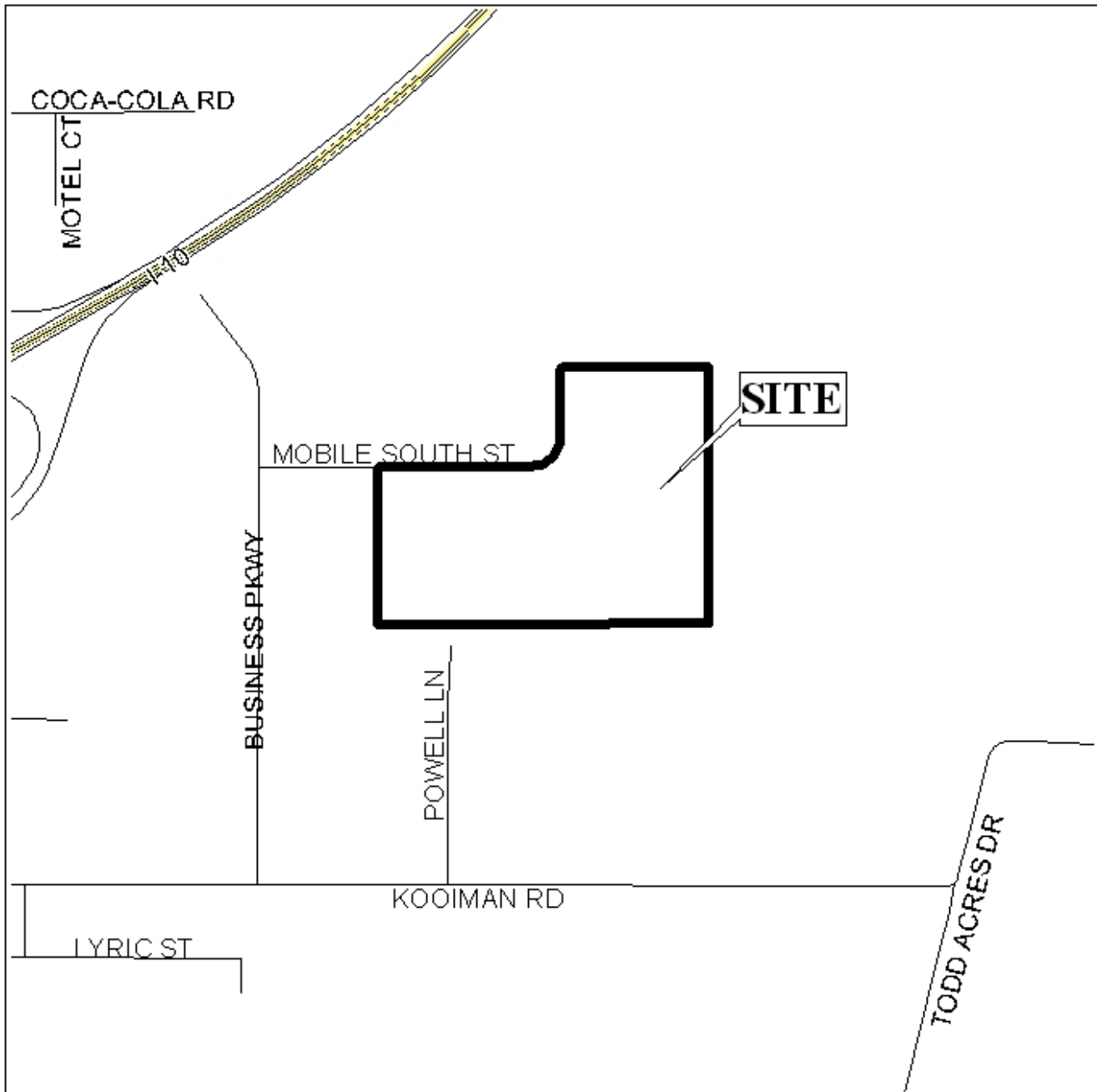
As a means of access management, Lot 1 should be limited to three curb cuts, and Lot 2 limited to a single curb cut, with size, location, and design subject to County Engineering approval.

The shape of proposed Lot 2 is also quite irregular, with a long rectangle turning South from the main block. However, there are several oddly shaped parcels in the area, including quite a few long and narrow ones that appear to be reserved for future streets. This configuration does not seem to present any problems, and may be appropriate given the presence of the wetlands. Nevertheless, due to the shape and limited street frontage, no future resubdivision of Lot 2 should be considered until additional street frontage is available.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

Due to the modifications required for the final plat, this application is recommended for Holdover to the July 6th meeting, with all revised materials due by June 12th. Should additional parcels need to be included, additional lot fees, mailing fees, and mailing labels will be required.

LOCATOR MAP



APPLICATION NUMBER 7 DATE June 1, 2006

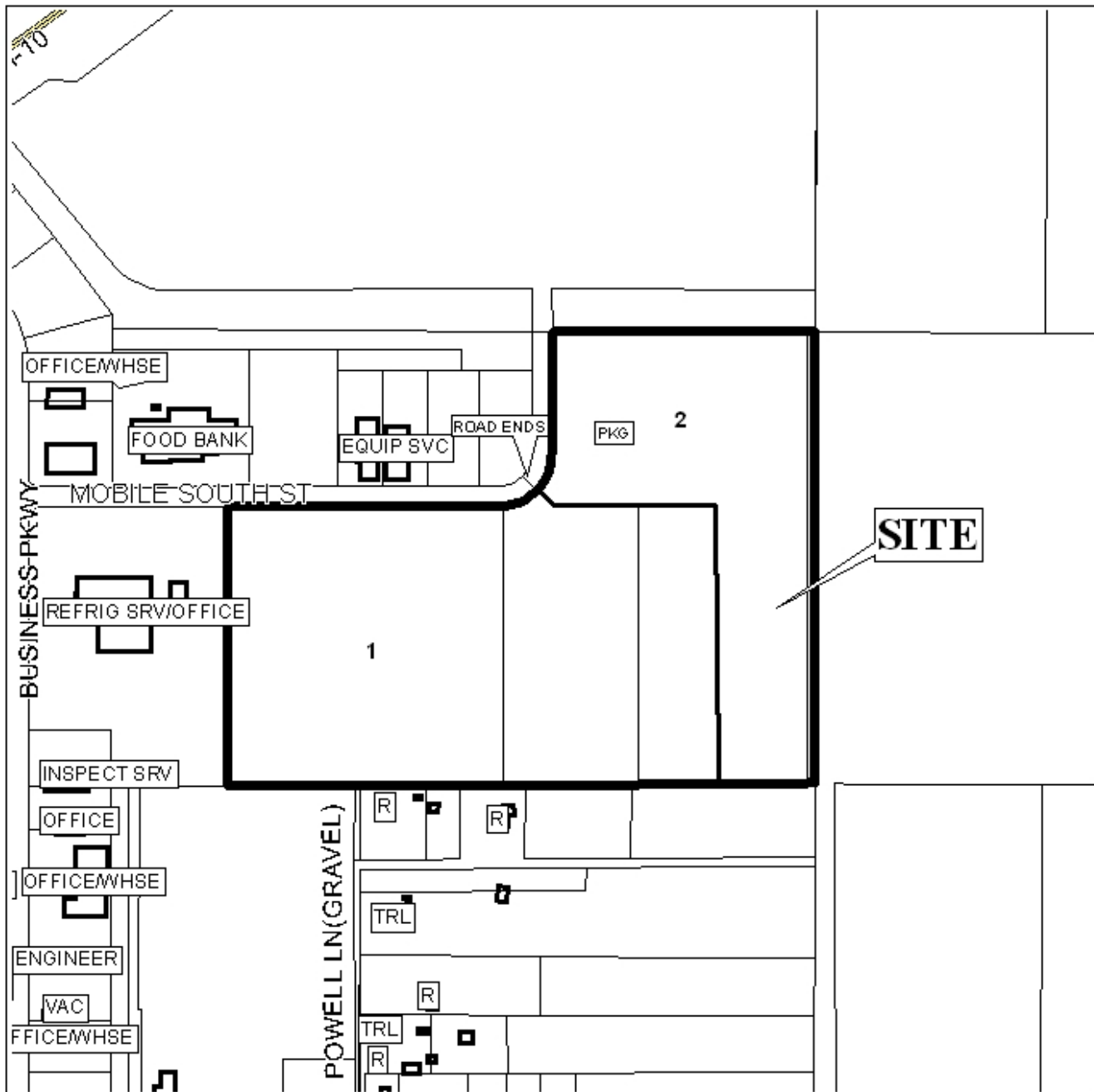
APPLICANT Mobile South Business Park, Unit Two, Phase One, Resubdivision of Lots 5 & 6 and Addition to

REQUEST Subdivision



NTS

MOBILE SOUTH BUSINESS PARK, UNIT TWO, PHASE ONE, RESUBDIVISION OF LOTS 5 & 6 AND ADDITION TO



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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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