

LANDMARK INDUSTRIAL PARK SUBDIVISION,
UNIT III, RESUBDIVISION OF LOTS 4 & 5

Engineering Comments: Show the minimum finished floor elevation, on each lot touched by 100 or 500-year flood plain. No fill allowed in the flood plain without a flood study. Provide adequate drainage easement, if necessary. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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, sizes, 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).

The plat illustrates the proposed 13.0± acre, 2-lot subdivision which is located on the South side of Halls Mill Road, 820'± West of Riviere du Chien Road and is in Council District 4. The site is served by public water and sanitary sewer.

The purpose of this application is to shift an interior lot line between two existing legal lots of record.

The site fronts Halls Mill Road, which has an existing right-of-way of 60-feet, is a collector street and as such requires a 70-foot right-of-way; therefore, dedication of sufficient right-of-way to provide 35-feet from the centerline should be required.

The plat illustrates two flag-shaped lots (Lots 4A, and 5A), which are typical of the previously approved subdivision (Landmark Industrial Park, Unit 3); however, these lots would require a waiver of Section V.D.3. (Maximum Depth) of the Subdivision Regulations.

In the earlier application, an Administrative Planned Unit Development application was required, as it should be required with this approval to provide for shared access between lots.

The final plat should also illustrate the building setback for the flag-shaped lots at the point where each lot is at least 60 feet wide.

It should be noted that the prior approval required a note on the Final Plat stating that there would be no further resubdivision of the property was to not allow additional lots; however, as this preliminary approval is simply to shift interior property lines between adjacent lots the integrity of the original condition would be maintained. A note on the Final Plat stating that

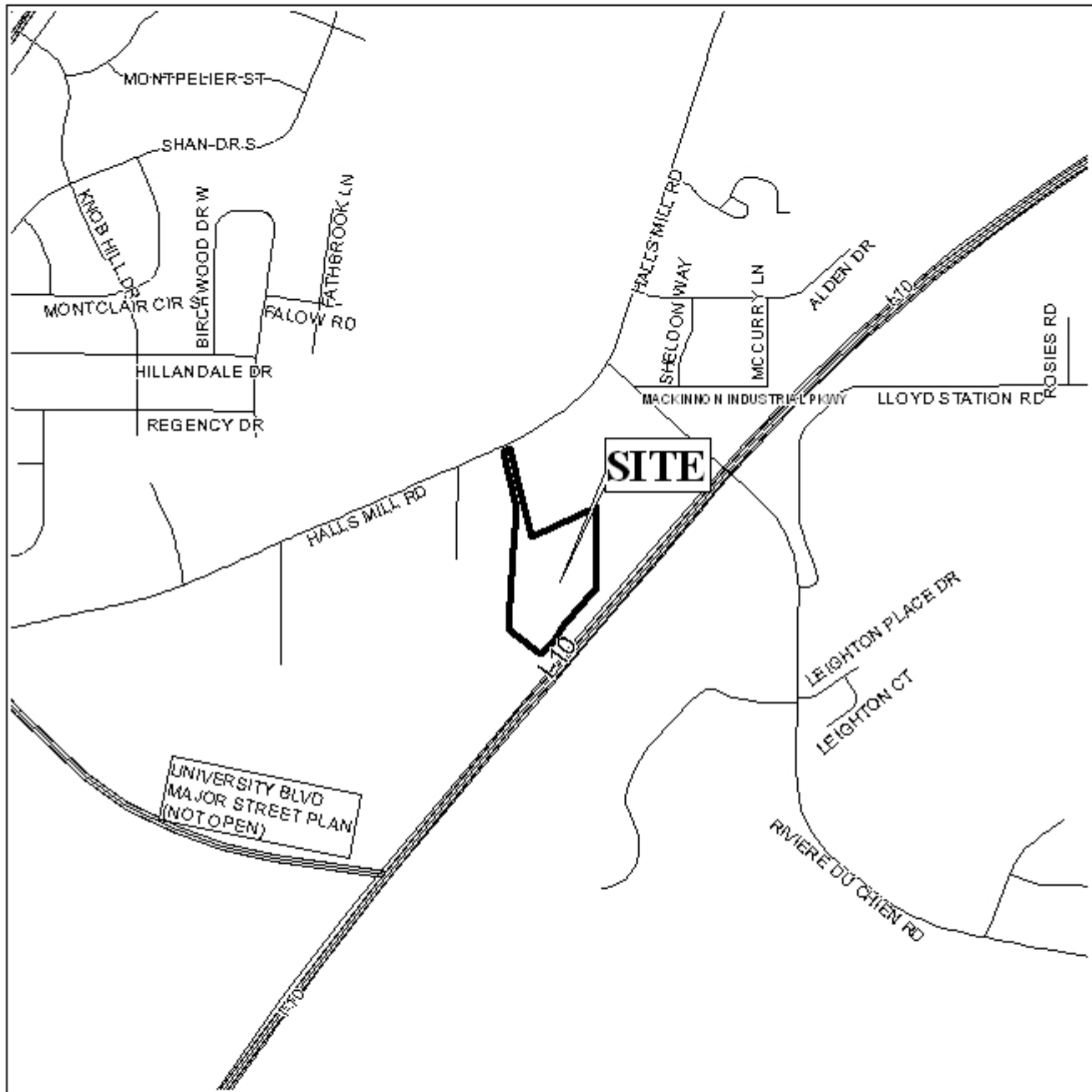
there would be no further resubdivision of the property to increase the number of lots should be required.

The site is in a floodplain and as such the area may be considered environmentally sensitive; therefore, the approval of all applicable federal state and local agencies would be required.

With a waiver of Section V.D.3. (Maximum Depth), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication sufficient to provide 35 feet from the centerline of Halls Mill Road;
- 2) the placement of a note on the Final Plat stating that an Administrative Planned Unit Development application must be submitted as lots are developed, to provide for shared access between lots;
- 3) the placement of a note on the final plat stating that there will be no further resubdivision of the lots to increase the number of lots;
- 4) the placement of the setback lines on the final plat where the flag-shaped lots are at least 60 feet wide; and
- 5) the placement of a note on the Final Plat stating approval by all applicable federal, state, and local agencies will be required prior to the issuance of any permits, due to the site's location in the floodplain.

LOCATOR MAP



APPLICATION NUMBER 14 DATE June 7, 2007

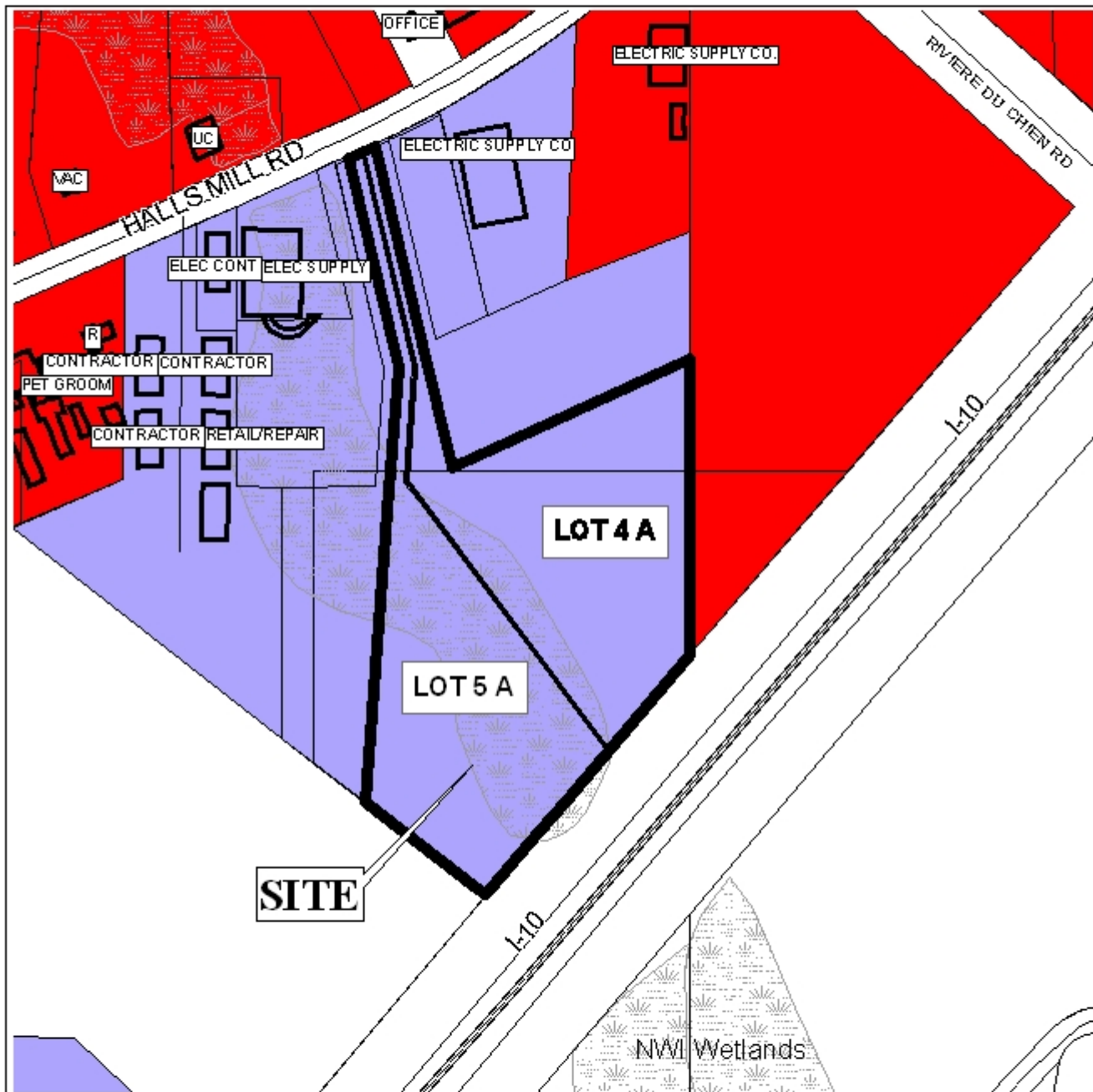
APPLICANT Landmark Industrial Park Subdivision, Unit 3, Resubdivision of Lots 4 and 5

REQUEST Subdivision



NTS

LANDMARK INDUSTRIAL PARKSUBDIVISION, UNIT 3, RESUBDIVISION OF LOTS 4 AND 5



APPLICATION NUMBER 14 DATE June 7, 2007

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-2



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