

**MOBILE COMMERCE PARK,**  
**PHASE II, RESUBDIVISION OF LOT 9**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

MAWSS Comments: No comment.

The plat illustrates the proposed 2-lot, 5.8± acre subdivision which is located on the Southwest corner of Commerce Boulevard South and Commerce Boulevard and located within the Planning Jurisdiction and Police and Fire Jurisdiction. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from a legal lot of record.

The site is located on the Southwest corner of Commerce Boulevard South and Commerce Boulevard, which are illustrated as having 100-foot right-of-way, exceeding the requirements for minor streets. However, access management may be a concern due to the fact the site is located within an industrial park. Therefore, Lot 1 which is illustrated as having two road frontages (Commerce Boulevard South and Commerce Boulevard East), should be limited to one curb cut to Commerce Boulevard South with the location, size, and design to be approved by County Engineering and conform to AASHTO standards. Additionally, Lot 1 does not provide a constructed street along the Eastern side of the lot; therefore, a note should be placed on the Final Plat stating that Lot 1 would be allowed one curb cut to this street when it was constructed to County Engineering standards. Since Lot 2 as proposed illustrates approximately 200-feet of frontage, it should be limited to two curb cuts, with the location, size, and design to be approved by County Engineering and conform to AASHTO standards.

Detention/retention or common areas are not depicted on the preliminary plat; therefore, should be marked as such, and a note should be placed on the Final Plat stating maintenance of these areas will be the responsibility of the property owners.

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.

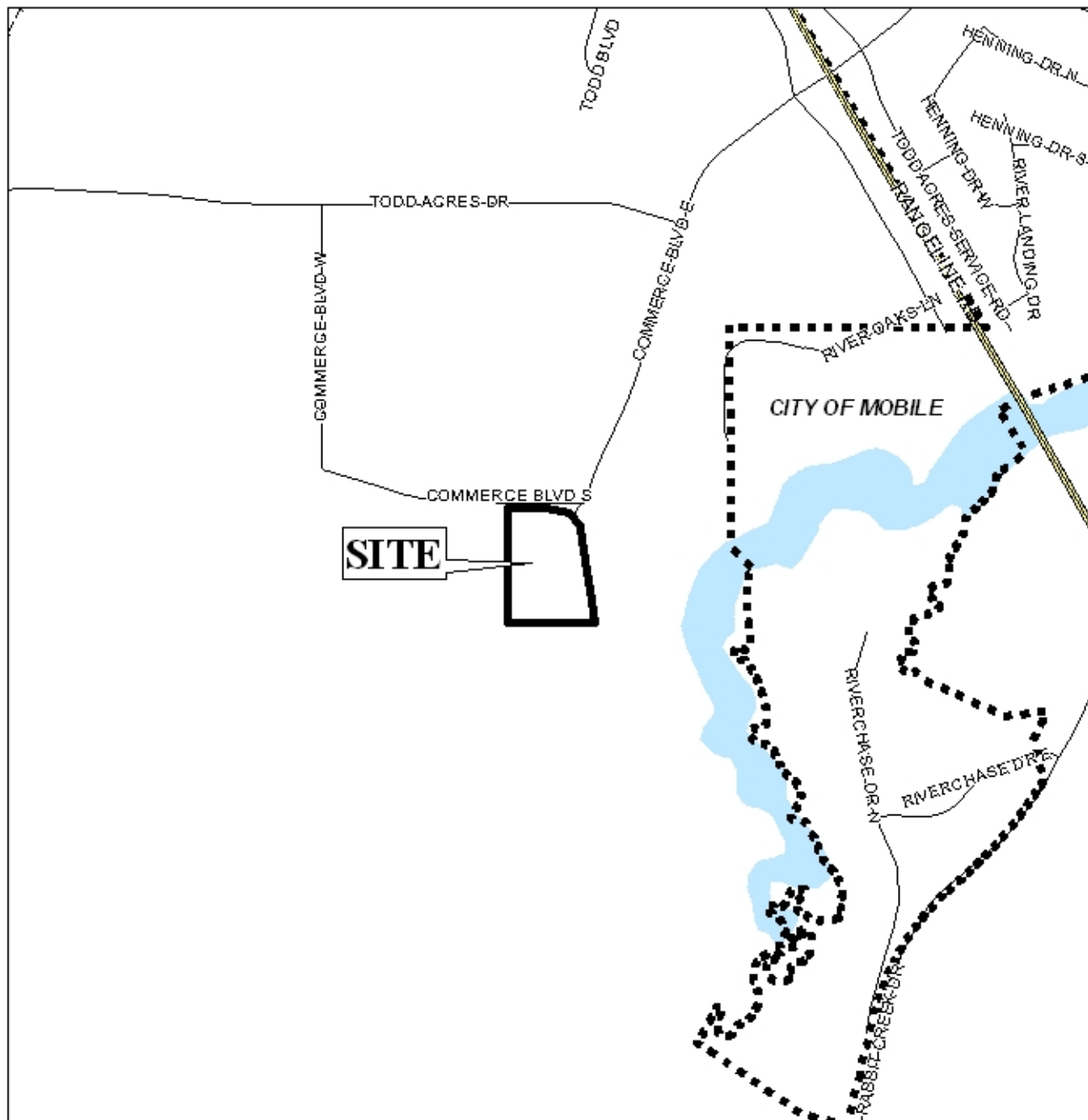
Finally, while the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the

storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) the placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut, with the location, size and design to be approved by County Engineering and conform to AASHTO standards;
- 2) the placement of a note on the Final Plat stating that Lot 1 would be allowed one curb cut along the eastern right-of-way provided the street is constructed to County Engineering standards;
- 3) the placement of a note on the Final Plat stating that Lot 2 is limited to two curb cuts, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;
- 4) the labeling of all detention/retention or common areas and the placement of a note on the Final Plat stating that maintenance of any common areas will be property owners' responsibility;
- 5) the placement of a note on the final plat stating that 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;
- 6) the placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of a letter from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 7) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna.

# LOCATOR MAP



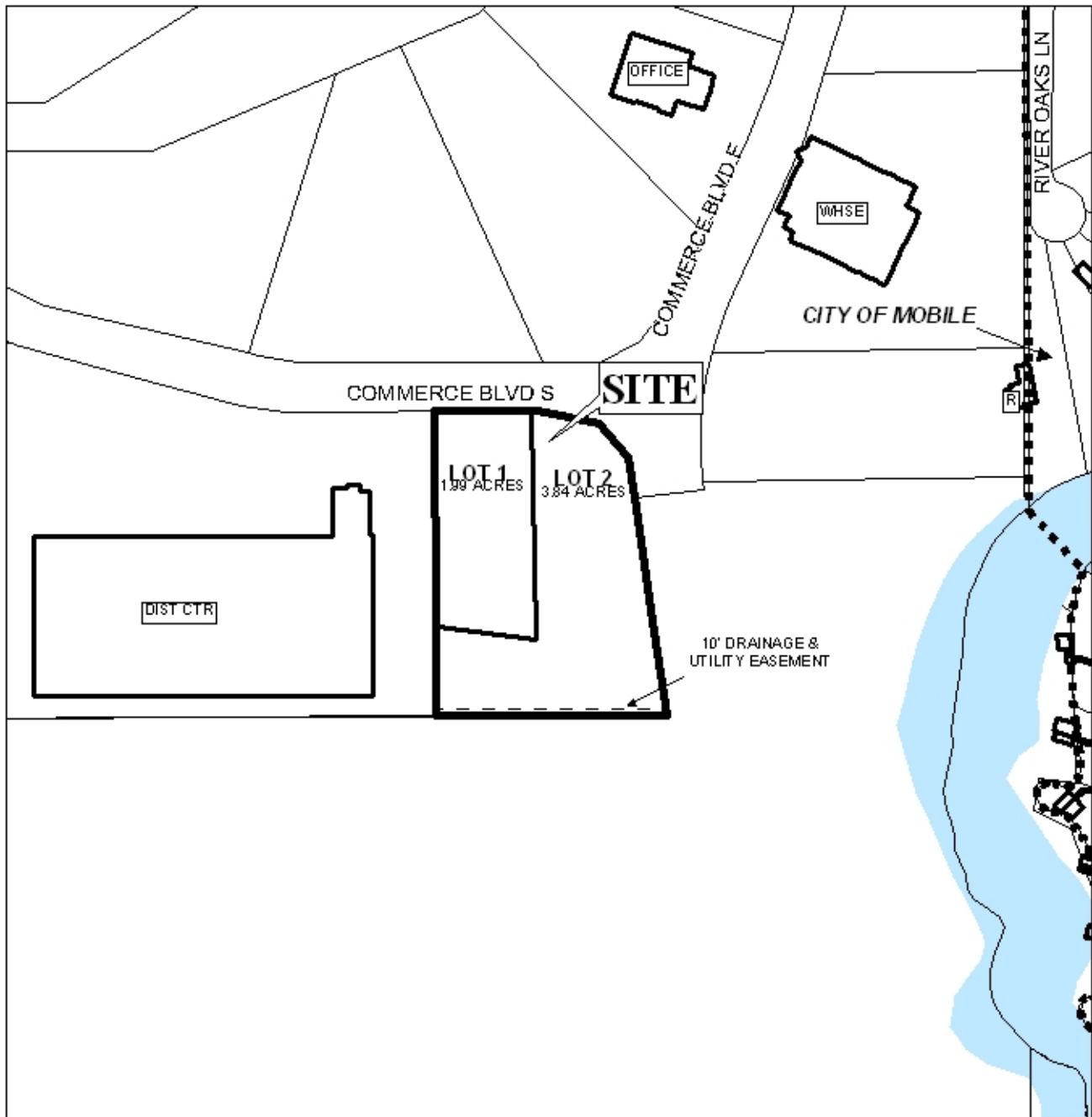
APPLICATION NUMBER 15 DATE September 4, 2008

APPLICANT Mobile Commerce Park Subdivision,  
Phase II, Resubdivision of Lot 9

REQUEST Subdivision



# MOBILE COMMERCE PARK, PHASE II, RESUBDIVISION OF LOT 9



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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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