

**MOBILE SOUTH BUSINESS PARK SUBDIVISION, UNIT
ONE, RESUBDIVISION OF LOTS 2, 3 & 4 OF THE
RESUBDIVISION OF LOTS 4 & 12**

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

Fire Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction 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.

Mobile Area Water & Sewer System Comments:

The plat illustrates the proposed 2.0± acre, 2 lot subdivision, which is located on the West side of Business Parkway, 300± North of Kooiman Road. The applicant states the site is served by public water and sewer.

The purpose of this application is to create two legal lots from three existing lots.

The site fronts Business Park Way, a minor street with adequate 60' of right-of-way.

Proposed Lot 1 has approximately 155' of frontage along Business Park Way while proposed Lot 2 has approximately 145' of frontage. As a means of access management, a note should be placed on the final plat, if approved, stating that Lots 1 and 2 are limited to one curb each to Business Park Way with the size, location, and design to be approved by County Engineering.

It should be noted that there are currently two existing structures located on proposed Lot 2. If approved, the structures will meet the required front setbacks.

A note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

In addition, the lot sizes in square feet, at a minimum, should also be depicted on the final plat, or a table provided furnishing the same information, if approved.

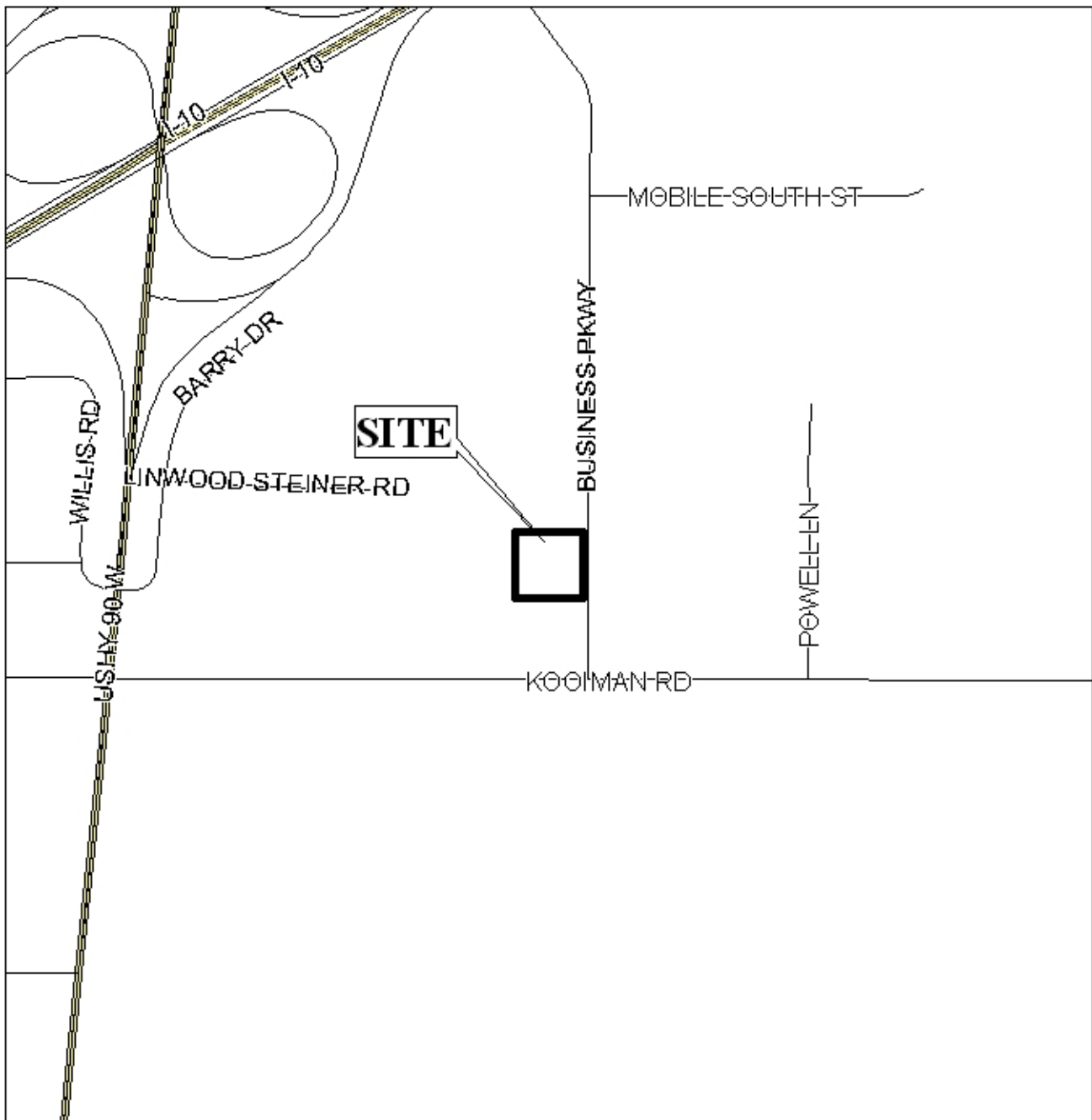
While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City 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 any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

Finally, 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 on the preceding, this application is recommended for approval subject to the following conditions:

- 1) Placement of a note stating that Lots 1 and 2 are limited to one curb cut each onto Business Park Way, with the size, location and design of each curb to be approved by County Engineering;
- 2) Placement of a note on the final plat stating that any lots which are developed commercially and adjoining residentially developed property will provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations;
- 3) placement of a note on the 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 any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 4) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

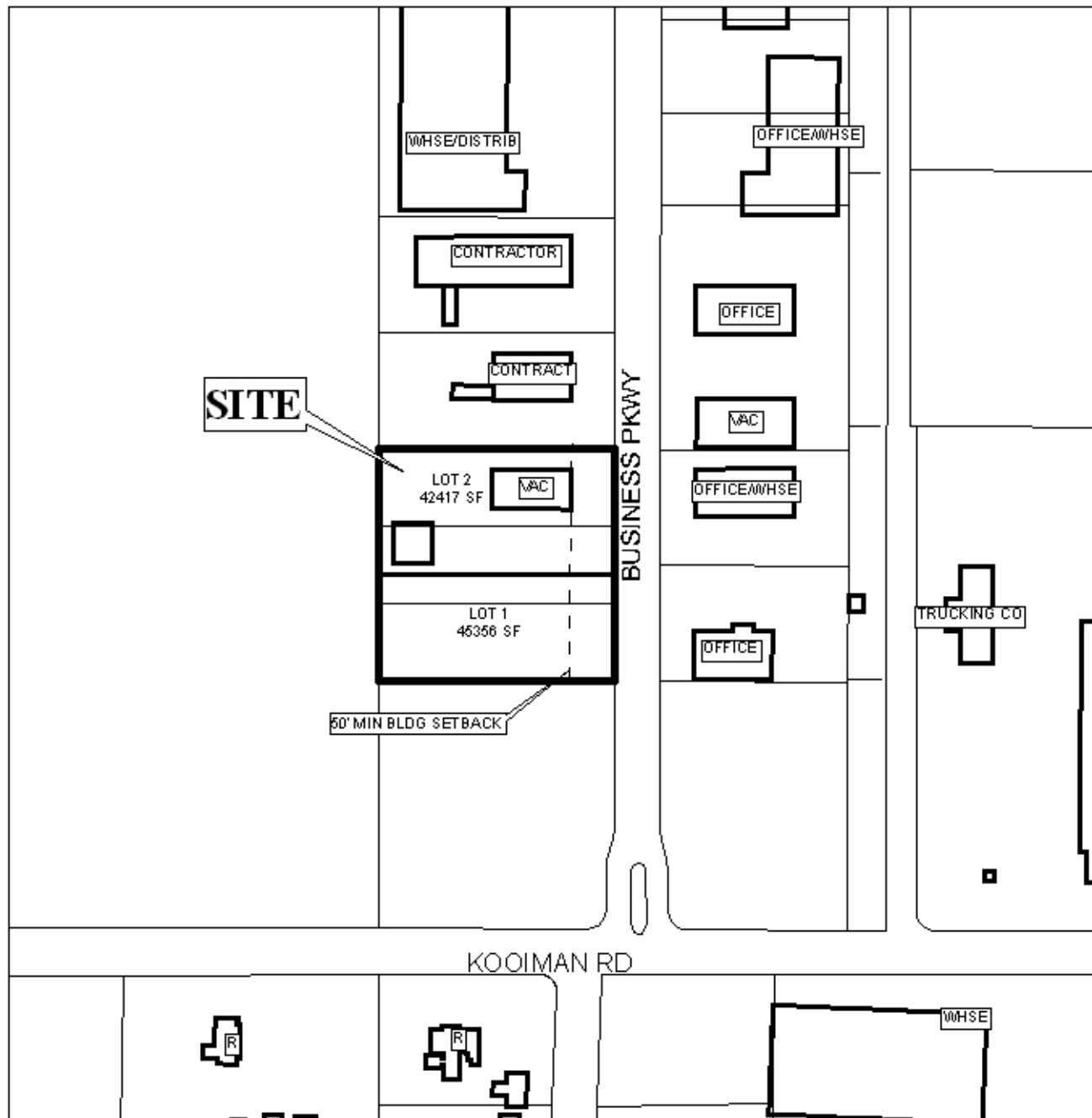
LOCATOR MAP



APPLICATION NUMBER 18 DATE September 18, 2008
 APPLICANT Mobile South Business Park Subdivision, Unit One, Resubdivision
of Lots 2, 3, & 4 of the Resubdivision of Lots 4 & 12
 REQUEST Subdivision


















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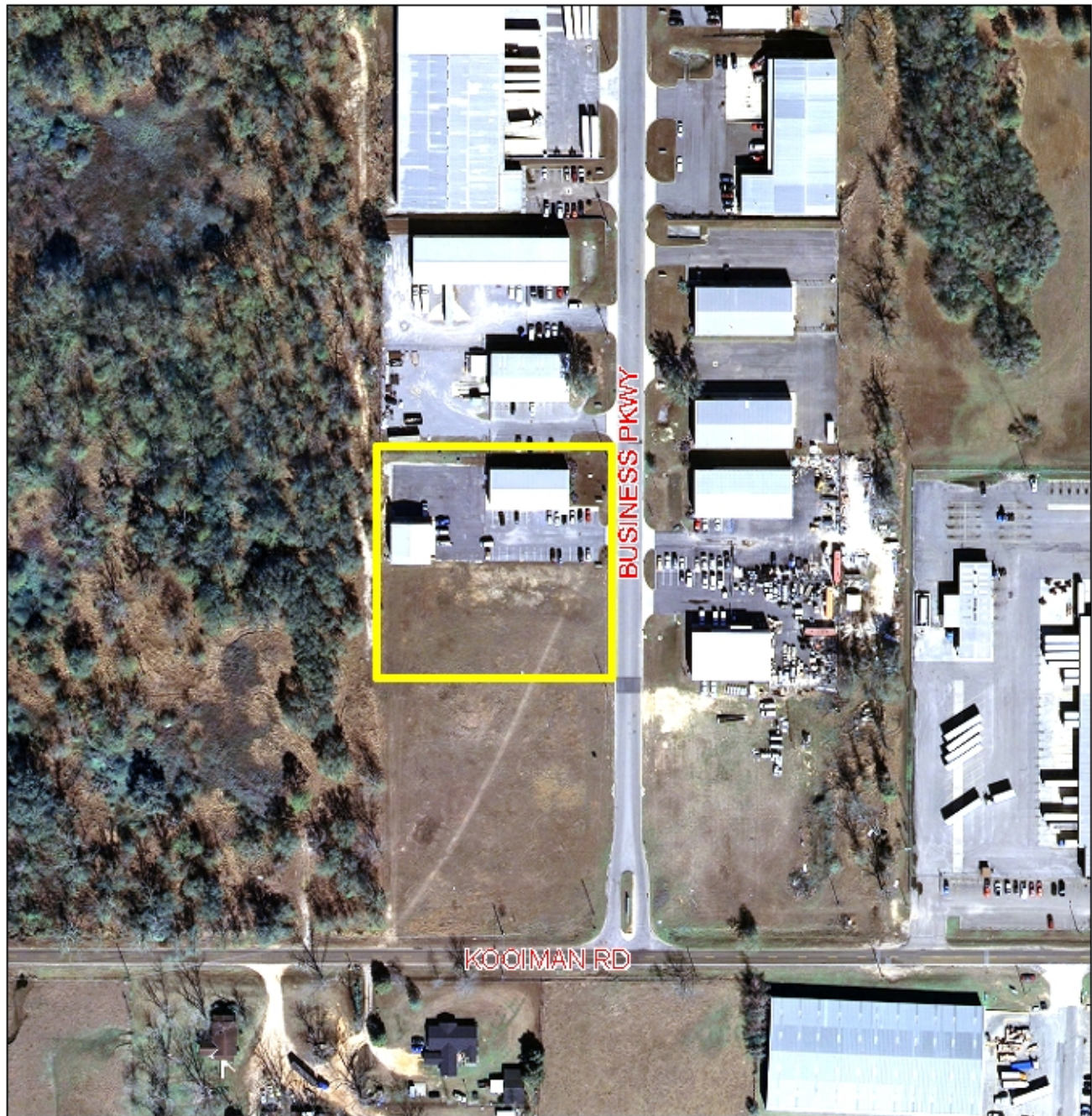
APPLICATION NUMBER 18 DATE September 18, 2008

LEGEND

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| 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 |

NTS

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OF LOTS 2, 3 & 4 OF THE RESUBDIVISION OF LOTS 4 & 12**



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