

THE MOBILE COMMERCE PARK,
PHASE I, RESUBDIVISION OF LOT 4,
RESUBDIVISION OF LOT 3, AND LOT 4-B

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, 8.5± acre subdivision which is located on the East side of Commerce Boulevard, 270'± South of Todd Acres Road 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 shift an interior lot line between two legal lots of record.

The site is located on Commerce Boulevard, which is 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 should be limited to one curb cut with the location, size, and design to be approved by County Engineering and conform to AASHTO standards. Since Lot 2 as proposed illustrates approximately 410-feet, 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.

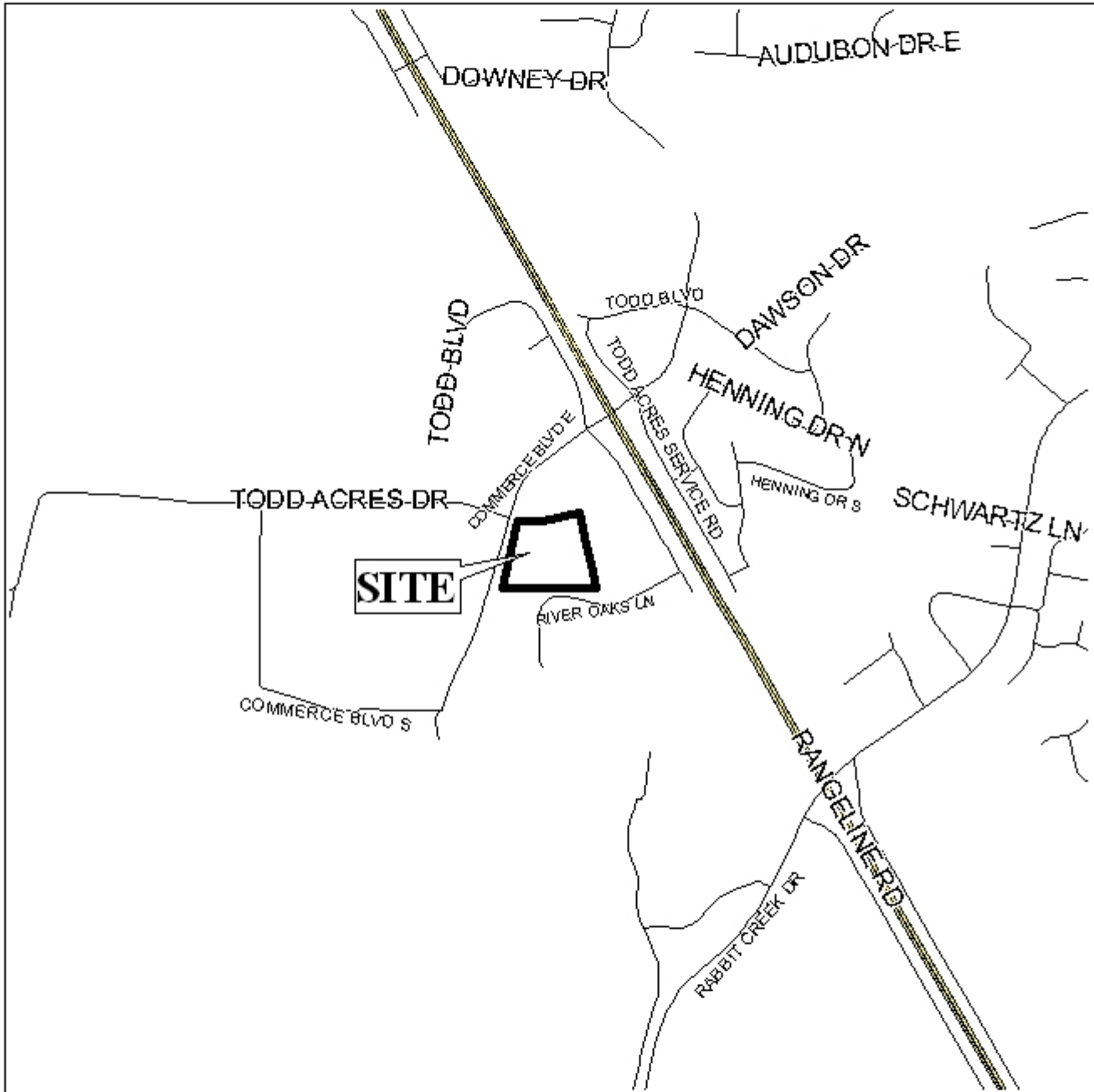
Detention/retention or common areas are not depicted on the preliminary plat; therefore, should be marked as such, and a note should be placed on the Final Plat stating maintenance of these areas will be the responsibility of the property owners.

The site is in the unincorporated part of Mobile County; nevertheless, development should be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances. Submission of certification from a licensed engineer prior to commencing of any permitting or land disturbance activities certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits should be required. Certification should 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 2 is limited to two curb cuts, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;
- 3) 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;
- 4) 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;
- 5) 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
- 6) 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 25 DATE January 3, 2008

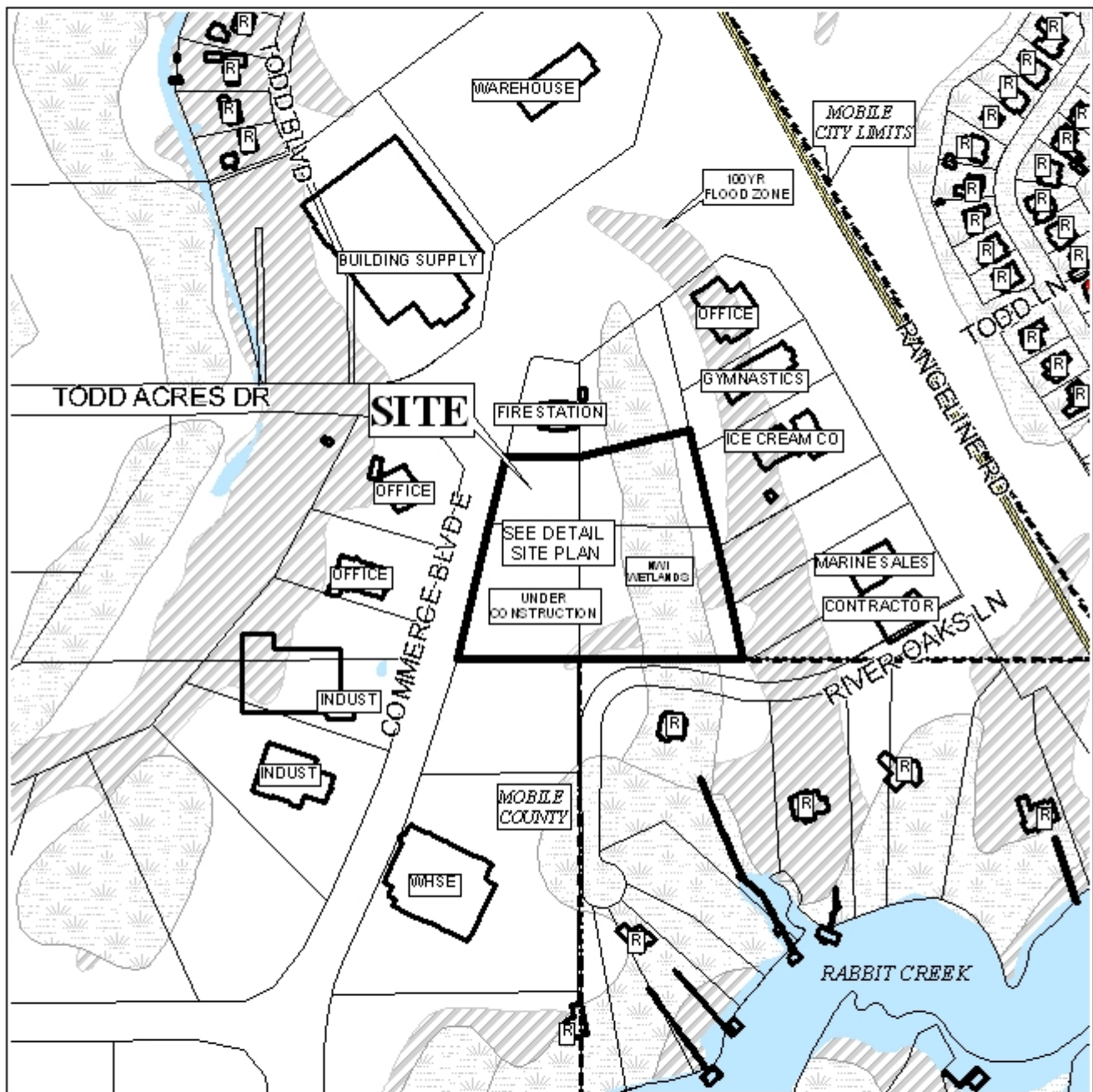
APPLICANT The Mobile Commerce Park Subdivision, Phase I, The Resubdivision of Lot 4, Resubdivision of Lot 3, and Lot 4-B

REQUEST Subdivision

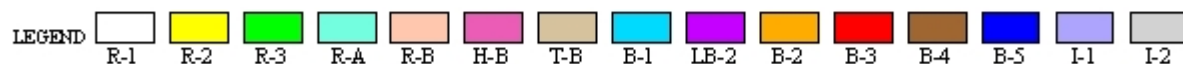


NTS

**THE MOBILE COMMERCE PARK SUBDIVISION, PHASE I, THE
RESUBDIVISION OF LOT 4, RESUBDIVISION OF LOT 3, AND LOT 4-B**

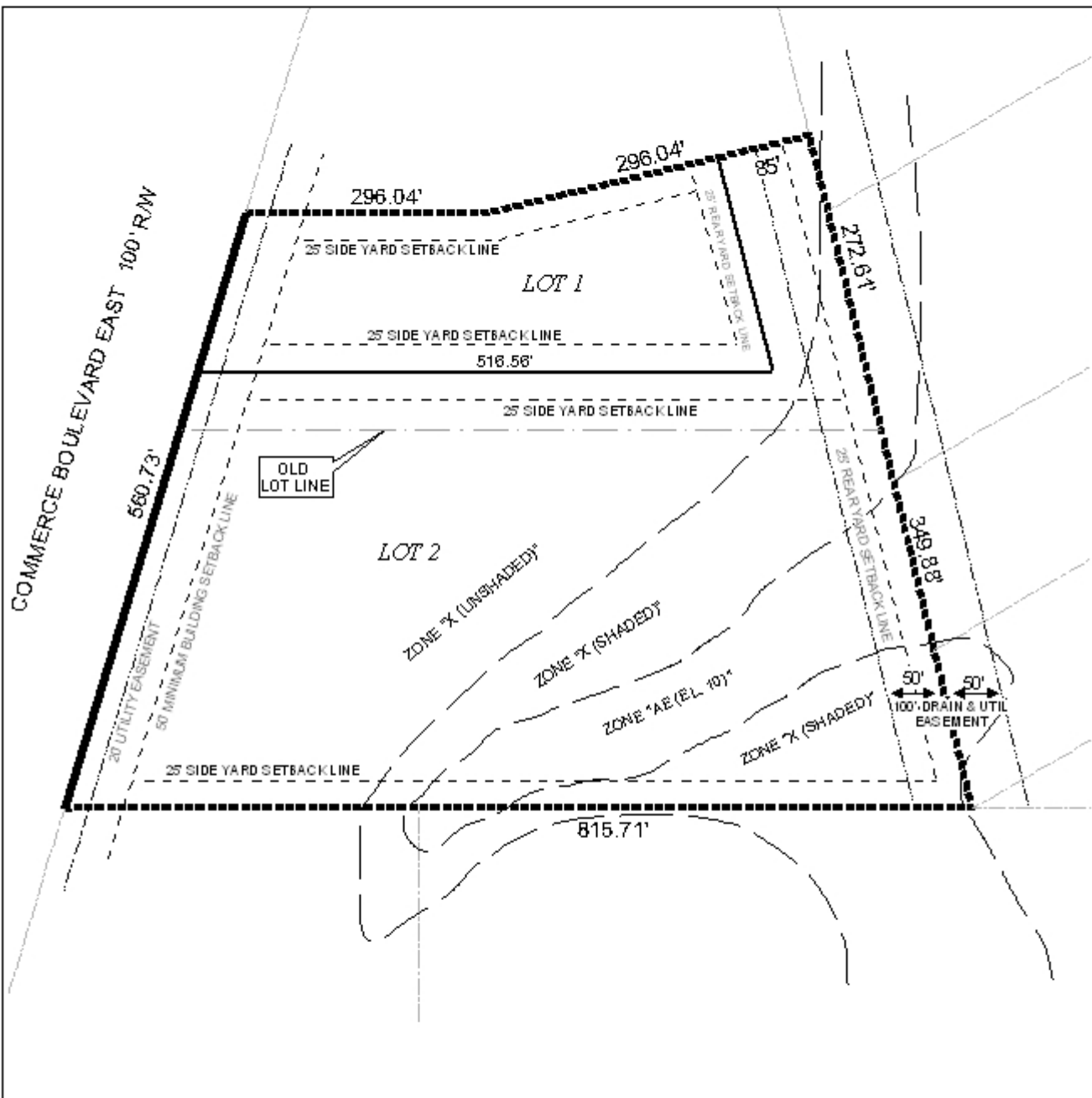


APPLICATION NUMBER 25 DATE January 3, 2008



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 25 DATE January 3, 2008

APPLICANT The Mobile Commerce Park Subdivision, Phase I, The Resubdivision of Lot 4, Resubdivision of Lot 3, and Lot 4-B

REQUEST Subdivision



NTS