

MOBILE SOUTH BUSINESS PARK SUBDIVISION, UNIT TWO, PHASE ONE, REVISION & ADDITION TO LOTS 2, 3 & 4, RESUBDIVISION OF LOT 4

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

The plat illustrates the proposed 2 lot, 2.4 ± acres subdivision which is located on the North side of Mobile South Street at its East terminus. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide one lot into two lots.

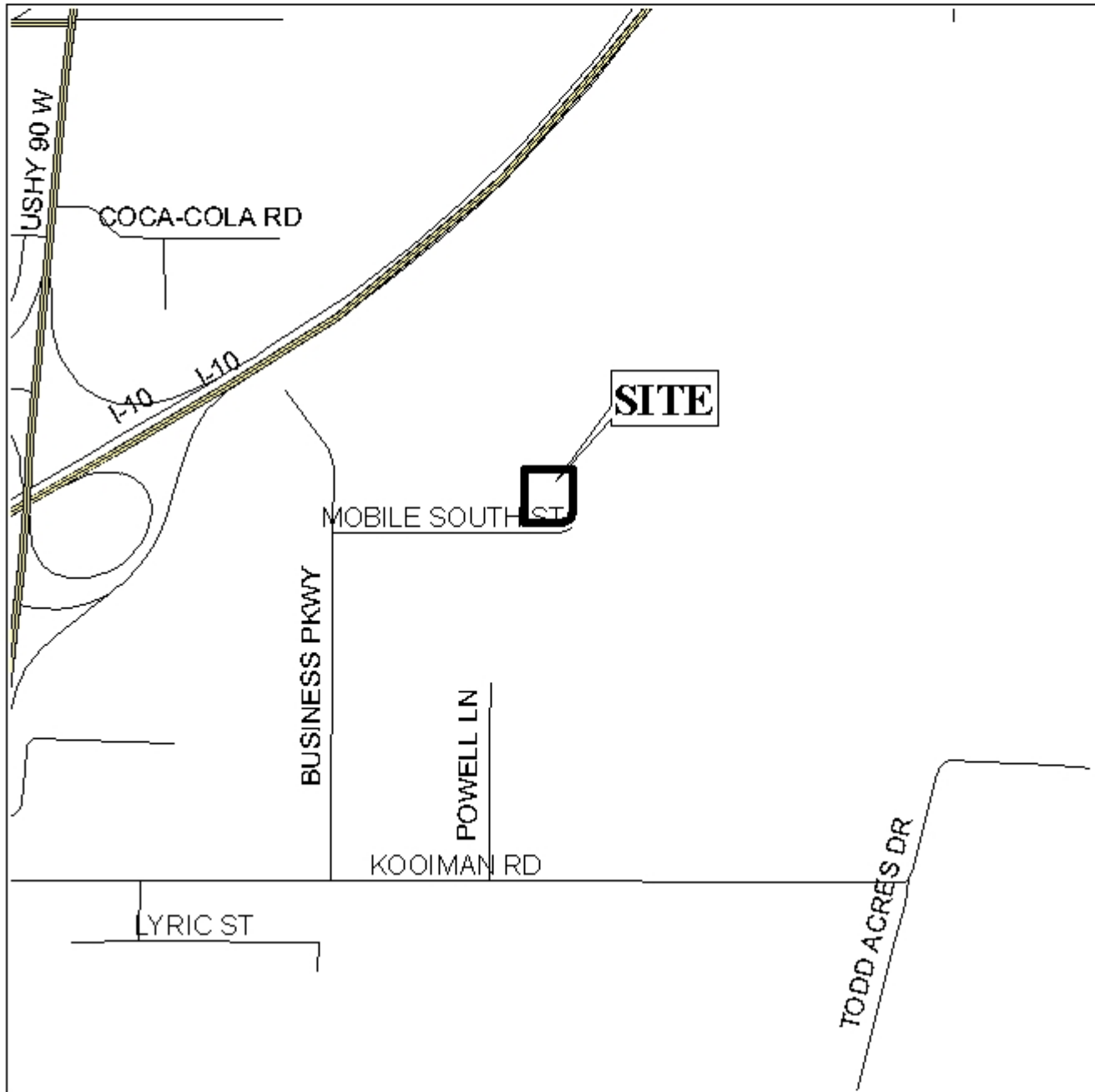
As indicated on the Vicinity Map, the site is adjacent to wetlands and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required.

With Lot 4-B being a corner lot and Mobile South Street being paved to where it arcs, access management is a concern; therefore, Lot 4-B should be limited to one curb cut, with the location and design to be approved by County Engineering.

This site is located in the County, thus 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.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; 2) the placement of a note on the final plat stating that Lot 4-B is limited to one curb cut, with the location and design to be approved by County Engineering; and 3) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

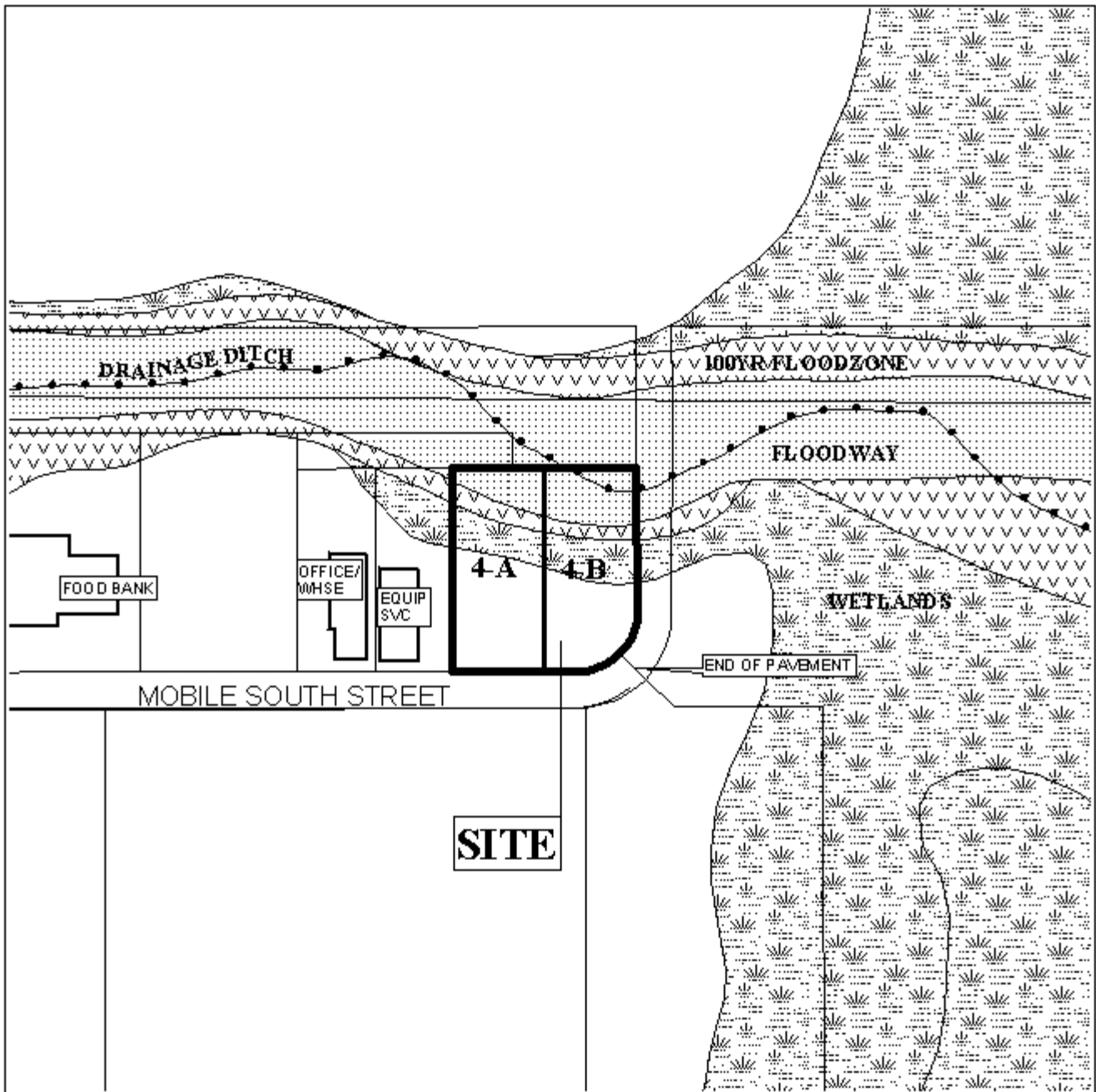
LOCATOR MAP



APPLICATION NUMBER 11 DATE June 16, 2005
APPLICANT Mobile South Business Park Subdivision, Unit Two, Phase One,
Revision & Addition to Lots 2, 3, & 4, Resubdivision of Lot 4
REQUEST Subdivision



**MOBILE SOUTH BUSINESS PARK SUBDIVISION,
UNIT TWO, PHASE ONE, REVISION & ADDITION
TO LOTS 2, 3 & 4, RESUBDIVISION OF LOT 4**



APPLICATION NUMBER 11 DATE June 16, 2005

LEGEND

