

DEER PORT COMMERCE PARK SUBDIVISION

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

The plat illustrates the proposed 5 lot, 78.5 ± acres subdivision which is located on the Northeast corner of Dauphin Island Parkway and Deer River Road, extending South and East to the North side of the Theodore Ship Channel, 830' ± East of Dauphin Island Parkway. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a five-lot subdivision from multiple metes and bounds parcels and a portion of vacated right-of-way. In June 2003, the Commission approved this site for five lots. However, the time period for development of the site has since expired; thus the resubmission of a new application.

As a means of access management, a note should be placed on the final plat stating that Lots 1 and 3 are denied access to the existing Deer River Road, and Lot 4 is limited to one curb cut to Dauphin Island Parkway, with the size, location and design to be approved by County Engineering.

A portion of Deer River Road was vacated and a new Deer River Road has been constructed to County Standards. Additionally, the East end of the existing Deer River Road right-of-way along Lots 4 and 5 is not paved. Therefore, it is required that a temporary turnaround be constructed at the end of the new Deer River Road where it meets the right-of-way of the existing Deer River Road.

Furthermore, Lot 5 should not be recorded until the existing Deer River Road is paved to County Standards, from the new street and along the entire frontage of Lot 5.

Lots 2 and 5 exceed the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

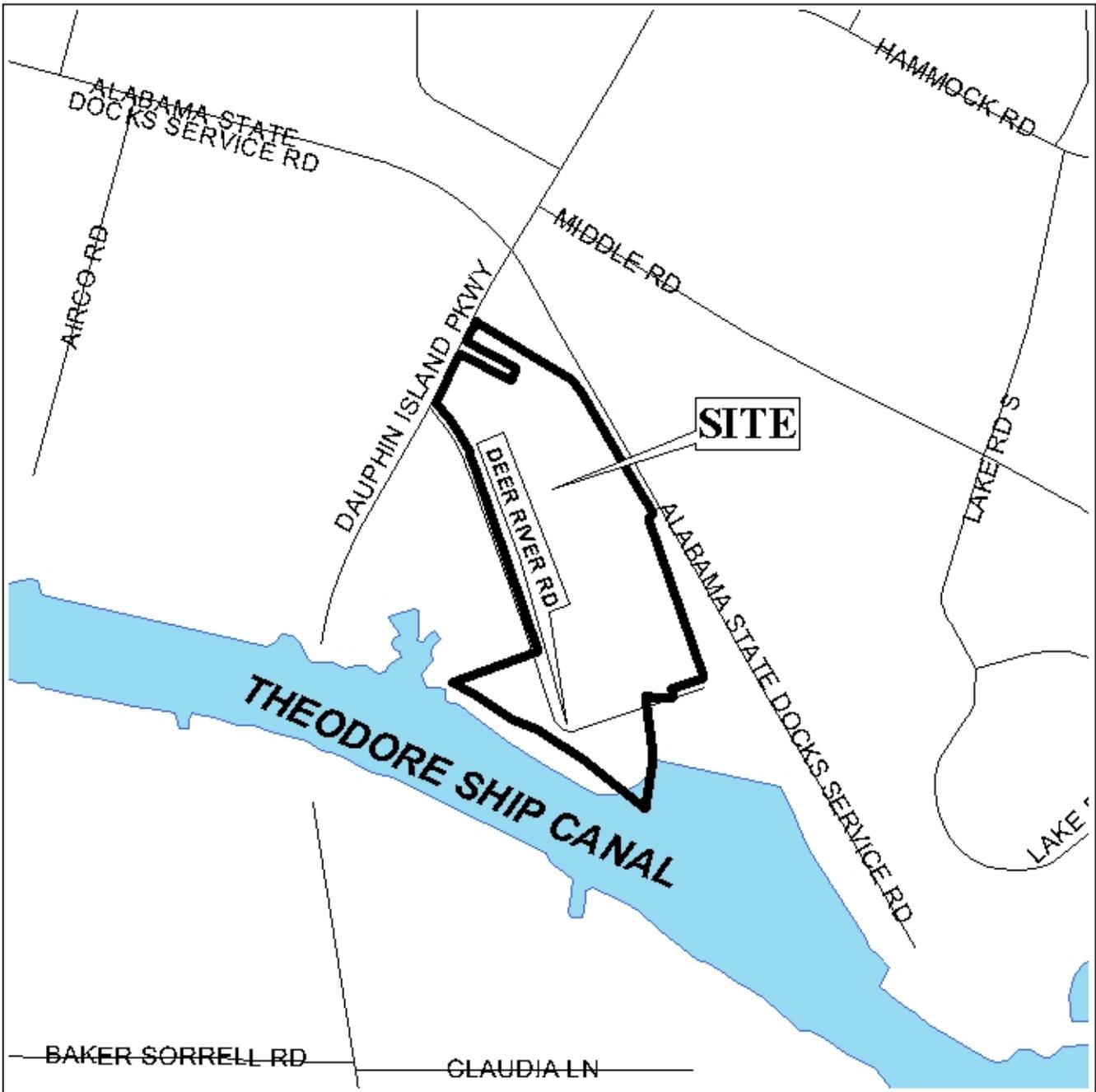
As illustrated on the Detail Site Plan, wetlands are prominent throughout the site, therefore, the area could be considered environmentally sensitive. Permits from all applicable federal, state and local agencies should be obtained prior to permitting.

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.

With modifications and a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the

final plat stating that Lots 1 and 3 are denied access to the existing Deer River Road, and Lot 4 is limited to one curb cut to Dauphin Island Parkway, with the size, location and design to be approved County Engineering; 2) the construction of a temporary turnaround at the end of the new Deer River Road where it meets the right-of- way of the existing Deer River Road; 3) that Lot 5 not be recorded until the existing Deer River Road is paved to County Standards from the new Deer River Road to the Northeast corner of Lot 5; 4) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 5) 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 6 DATE September 1, 2005

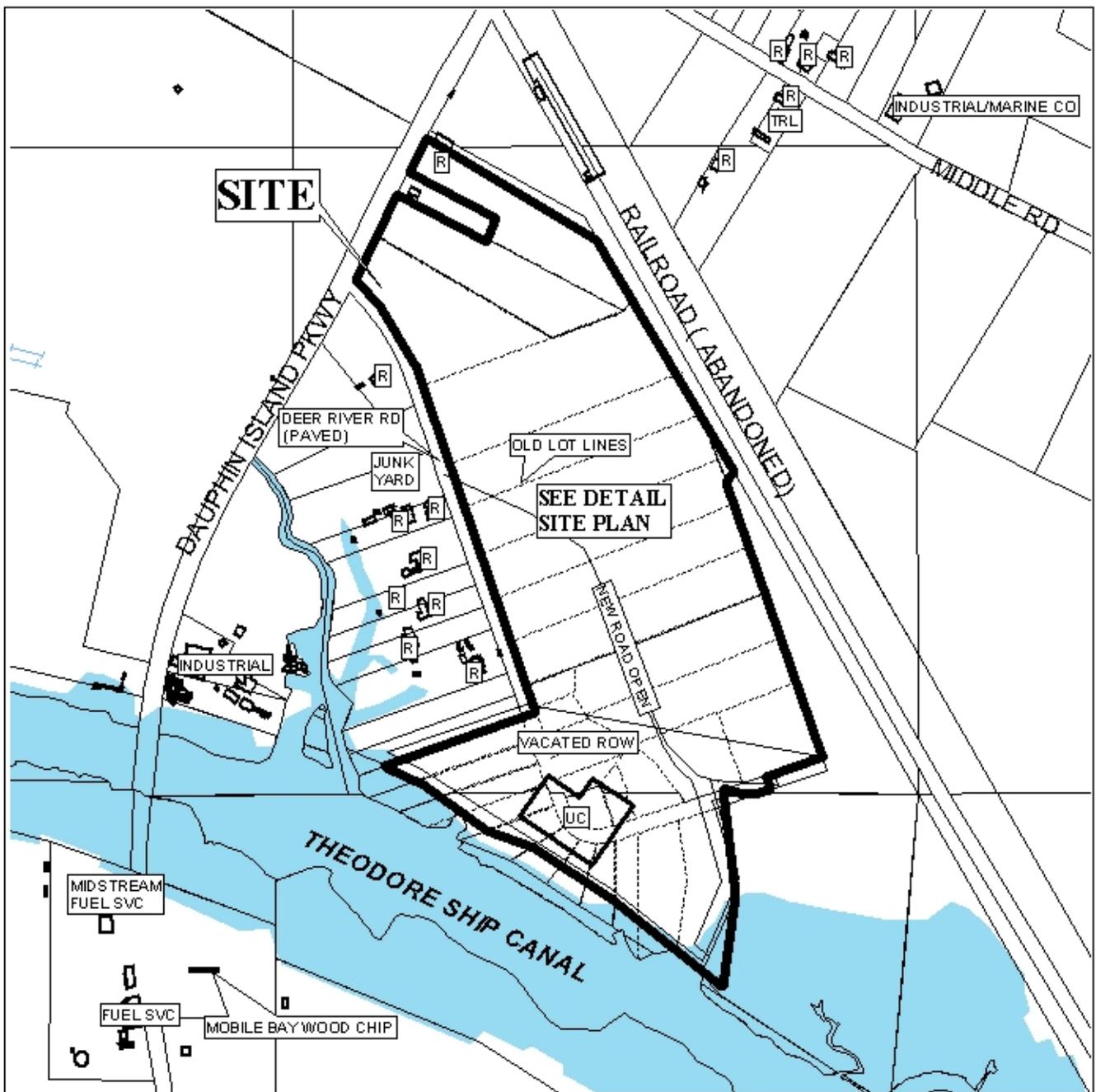
APPLICANT Deer Port Commerce Park Subdivision

REQUEST Subdivision



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DEER PORT COMMERCE PARK SUBDIVISION



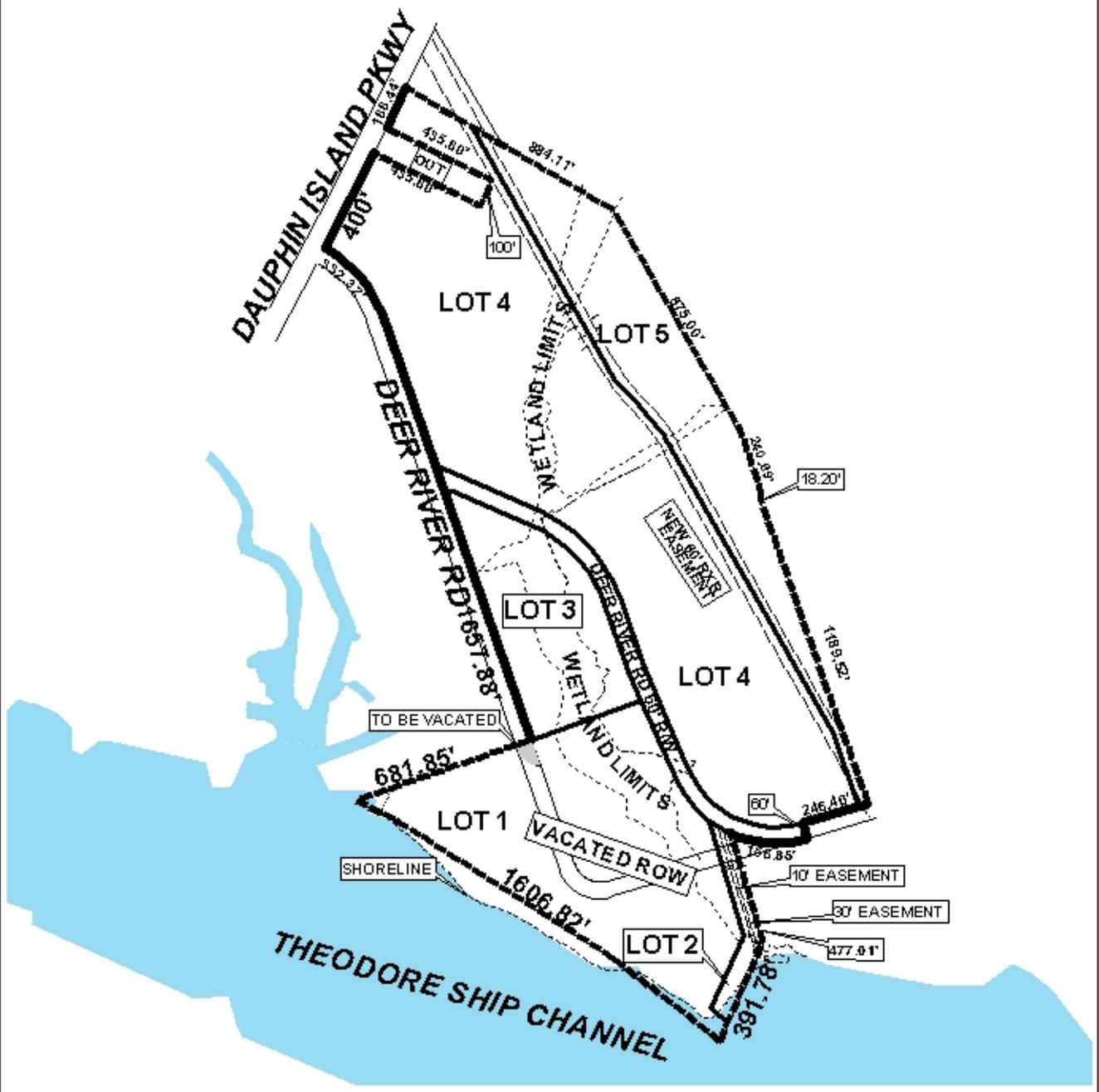
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LEGEND

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-1	I-2



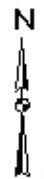
DETAIL SITE PLAN



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REQUEST Subdivision



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