

BENDOLPH ESTATES SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects 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.

The plat illustrates the proposed 0.8 ± acre, 1-lot subdivision which is located on West side of Gipson Road, 350'± North of Old Military Road, and is in Council District 4. The applicant states that the subdivision is served by Theodore water and individual septic tanks.

The purpose of this application is to create a one lot subdivision from a legal lot of record and a metes and bounds parcel. Lot size is not given, and should be included on the Final Plat if approved.

The 25-foot minimum building setback line, required in Section V.D.9., is illustrated on the preliminary plat, and should be retained on the Final Plat, if approved.

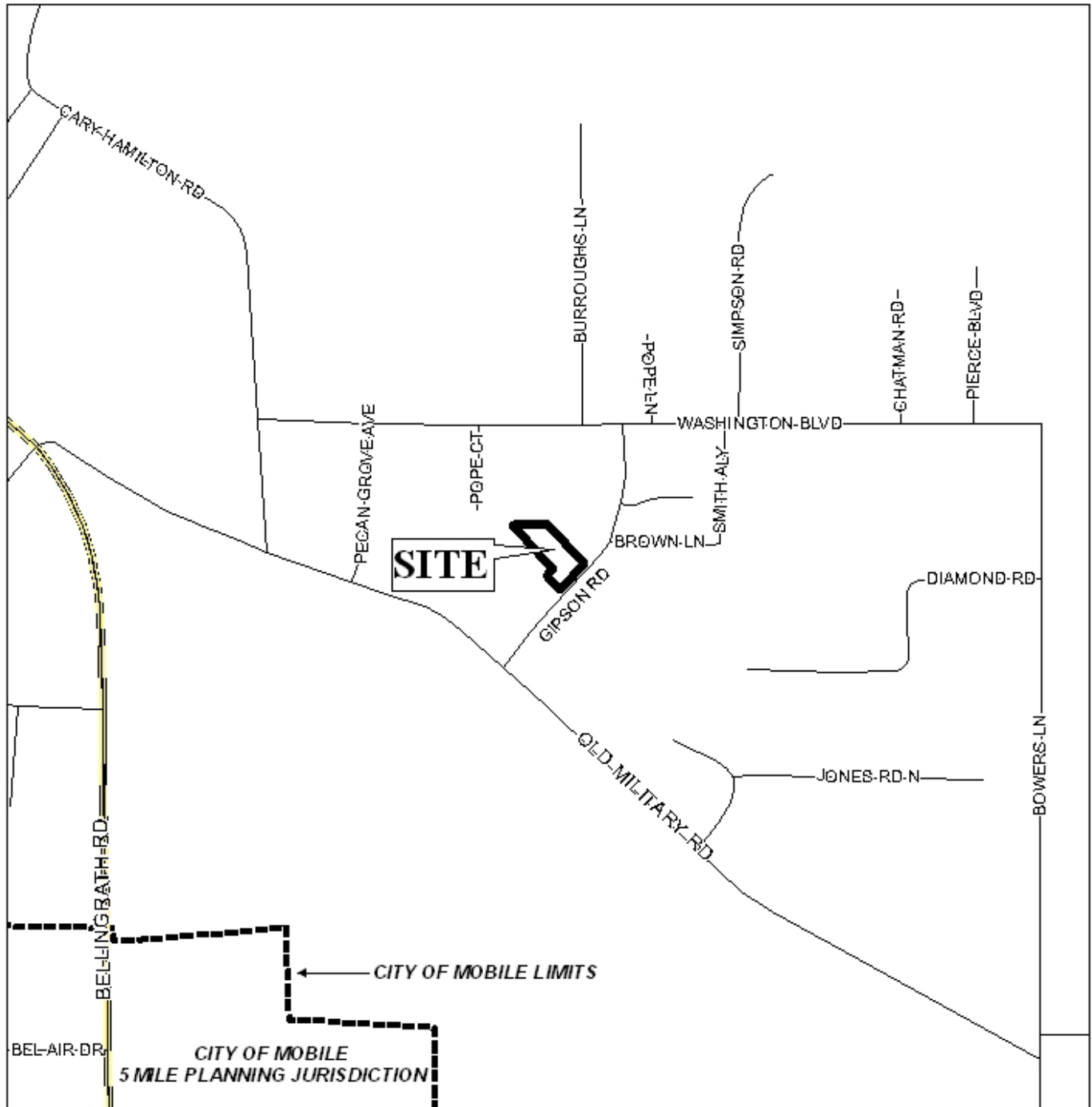
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line;
- 2) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 3) compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit.*)
- 4) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;

- 5) placement of a note on the Final Plat limiting the development to one curb cut each to Gipson Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 7) full compliance with all other municipal codes and ordinances.

LOCATOR



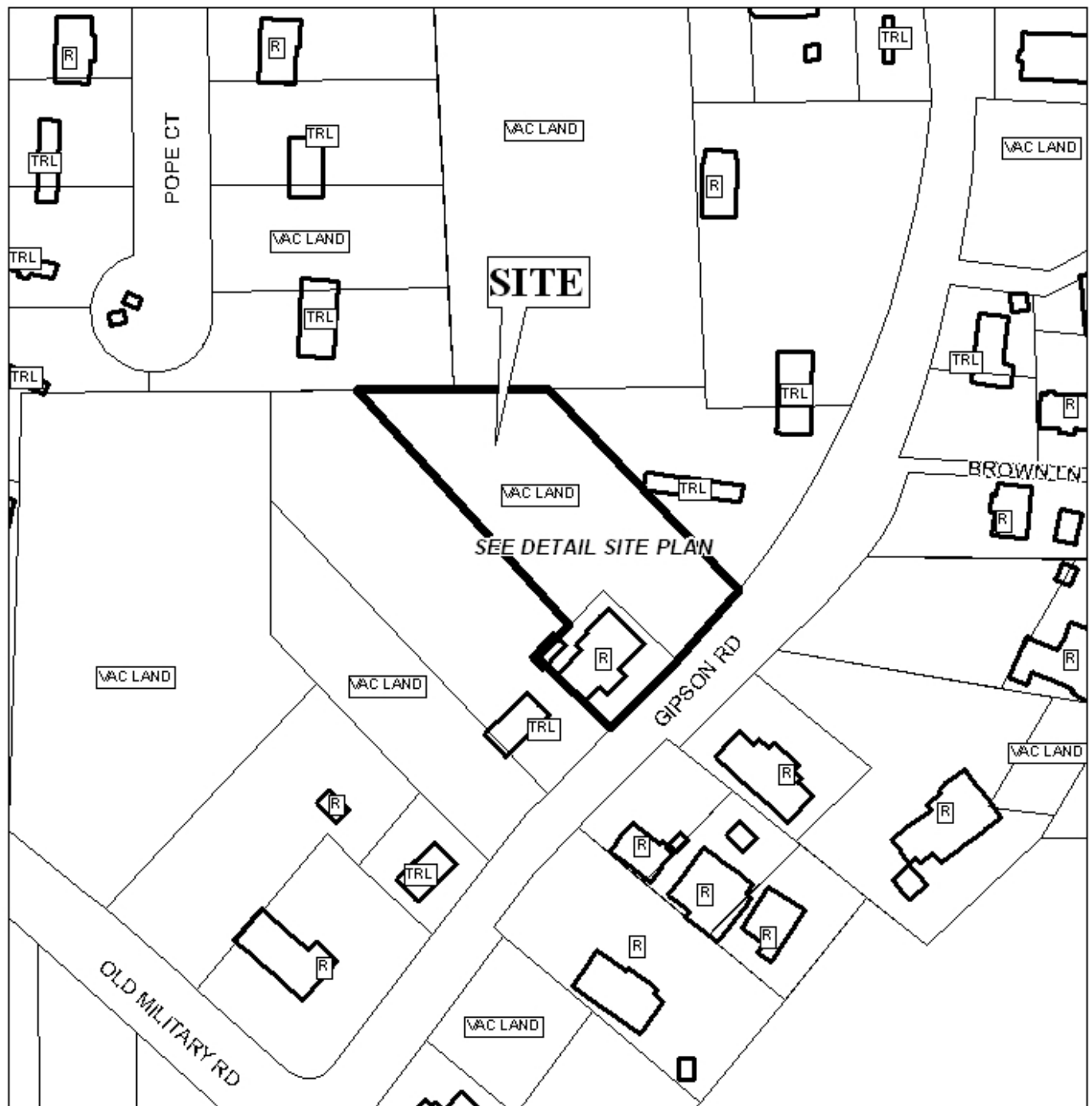
APPLICATION NUMBER 3 DATE January 6, 2011

APPLICANT Bendolph Estates Subdivision

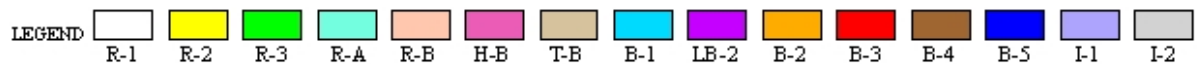
REQUEST Subdivision



BENDOLPH ESTATES SUBDIVISION



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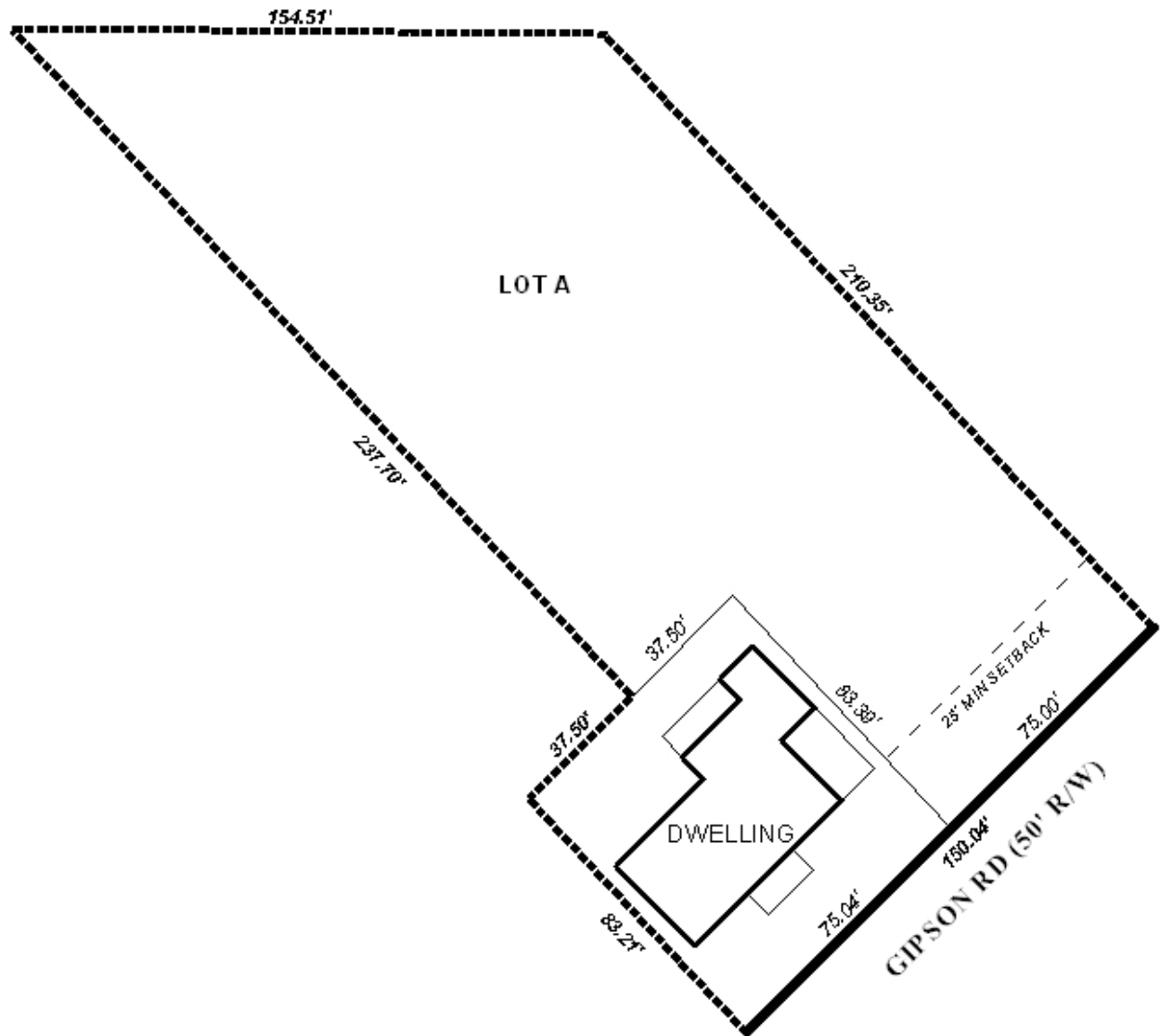
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DETAIL SITE PLAN



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APPLICANT Bendolph Estates Subdivision

REQUEST Subdivision

