

## **JULETTE DRISKELL SMITH FAMILY DIVISION**

### **SUBDIVISION**

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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue 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.

MAWSS Comments: No comments.

The plat illustrates the proposed 2 lot,  $9.73 \pm$  acre subdivision which is located on Gibson Road,  $0.2 \pm$  miles north of Old Pascagoula Rd. The applicant states that the subdivision is served by public water and septic tanks.

The purpose of this application is to create 2 legal lots of record from 1 legal lot. The applicant states that the division will be a “family” subdivision.

As a means of access management and to allow the developer more flexibility, there should be a note on the Final Plat limiting each lot to a single curb-cut with the location, size and design to be approved by Mobile County Engineering and to conform to AASHTO standards.

A portion of the site appears to be in the floodplain of the Bull Branch of Rabbit Creek. The potential location in a floodplain indicates that the site may be environmentally sensitive, thus compliance with local, state, and federal regulations for wetlands and floodplains should be required.

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.

The 25-foot minimum building setback is shown on the plat for both lots as required by V.D.9. of the Subdivision Regulations, and should be retained on the Final Plat, if approved. The lot sizes are depicted on the plat in square feet and should be retained on the Final Plat, if approved.

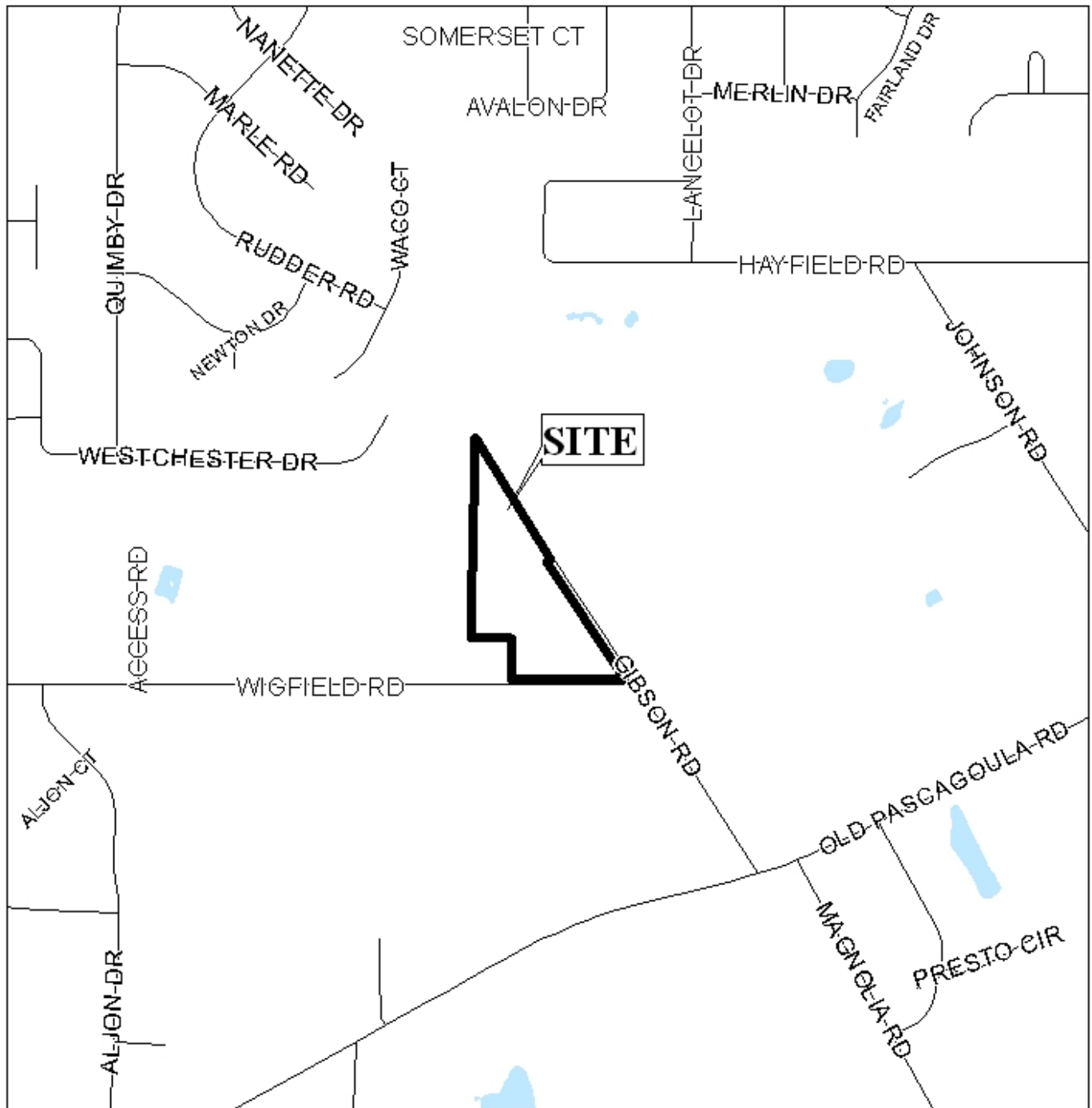
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

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

- 1) placement of the note on the Final Plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering and to conform to AASHTO standards;
- 2) retention of the 25-foot minimum building setback line, and placement of a note on the Final Plat; and
- 3) retention of lot area size labeling, in square feet, on the Final Plat;
- 4) Addition of the 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;
- 5) placement of the note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, prior to the issuance of any permits or land disturbance activities;
- 6) placement of the note 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.8. of the Subdivision Regulations; and
- 7) placement of the note on the Final Plat stating that development *"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."*

## LOCATOR MAP



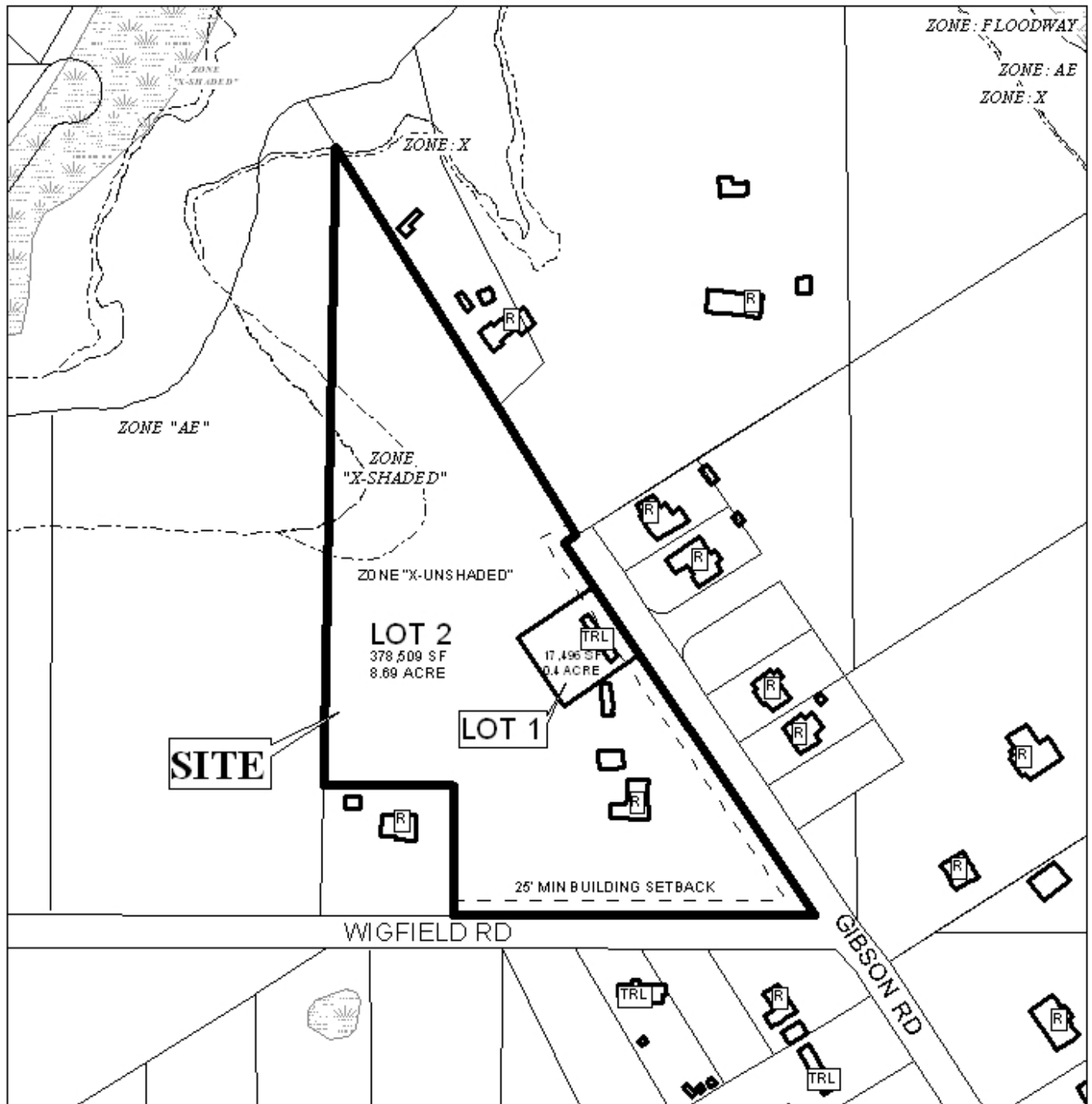
APPLICATION NUMBER 4 DATE November 18, 2010

APPLICANT Julette Driskell Smith Family Division Subdivision

REQUEST Subdivision



# JULETTE DRISKELL SMITH FAMILY DIVISION SUBDIVISION



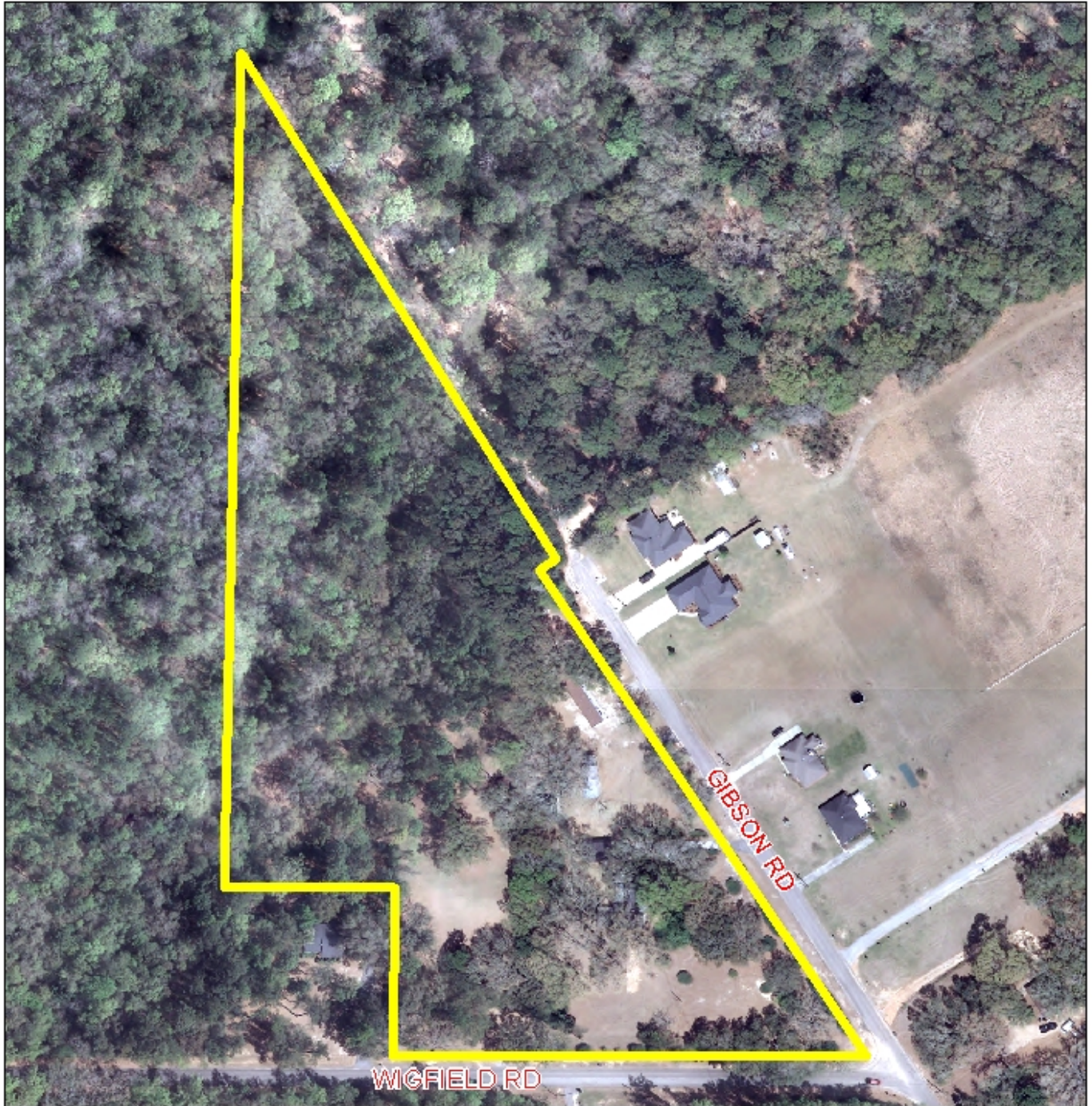
APPLICATION NUMBER 4 DATE November 18, 2010

LEGEND

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



# JULETTE DRISKELL SMITH FAMILY DIVISION SUBDIVISION



APPLICATION NUMBER 4 DATE November 18, 2010

