

SMITH PLACE SUBDIVISION,
RESUBDIVISION OF LOTS 4 & 5

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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 1.7± acre, 2 lot subdivision, which is located on the East side of Sperry Road, 260'± South of Old Pascagoula Road – within the planning jurisdiction. The applicant states that the site is served by public water and sewer facilities.

The purpose of this application is to move an interior lot line between two legal lots record.

The site fronts Sperry Road, a minor street with sufficient right-of-way. No dedication is required.

As proposed, Lots A and B have approximately 138' and 215' of frontage along Sperry Road, respectively. As a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb cut to Sperry Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards.

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 site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. 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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note stating that each lot is limited to one curb cut to Sperry Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 2) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 3) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 4) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

LOCATOR MAP



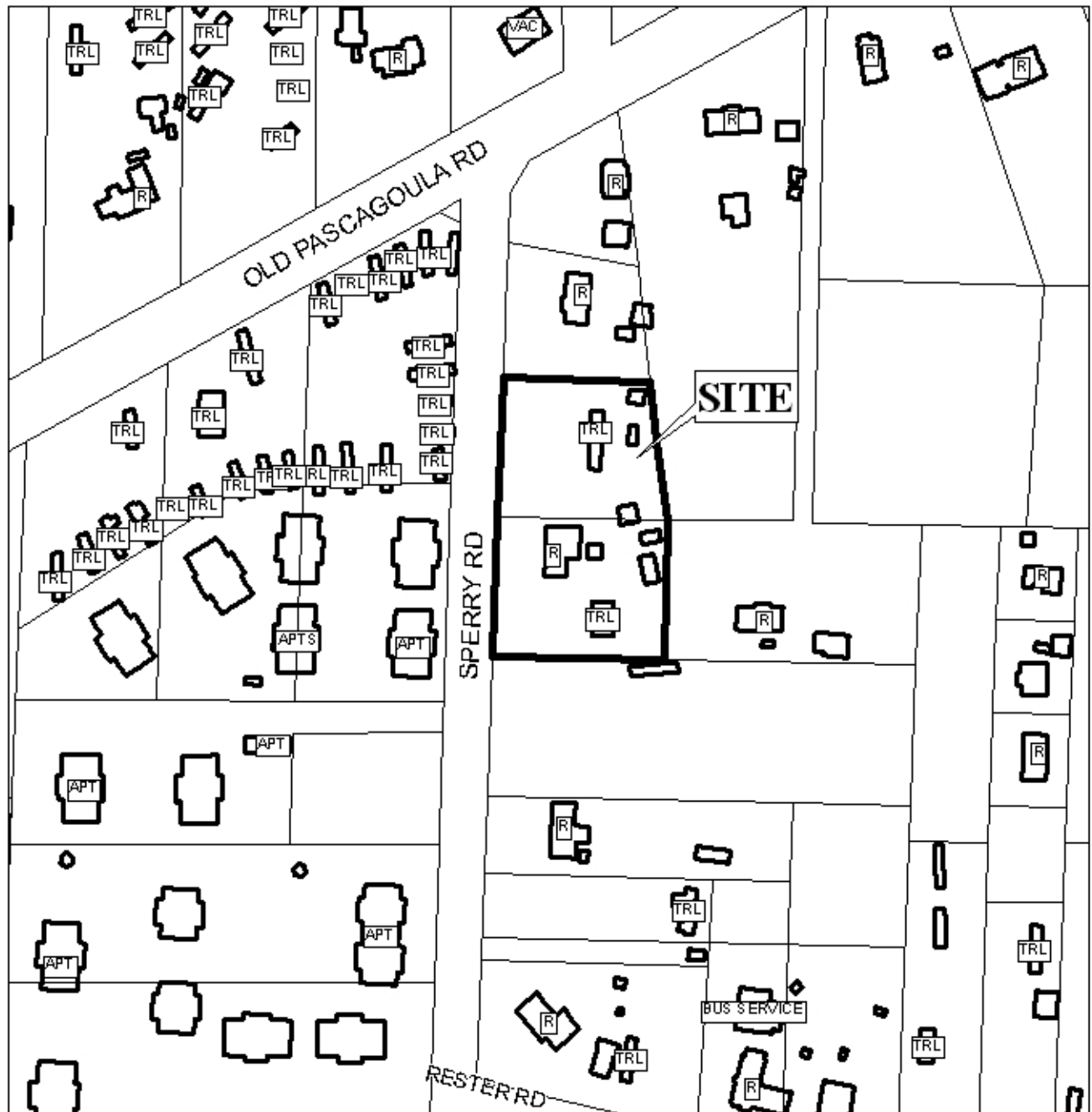
APPLICATION NUMBER 9 DATE March 19, 2009

APPLICANT Smith Place Subdivision, Resubdivision of Lots 4 & 5

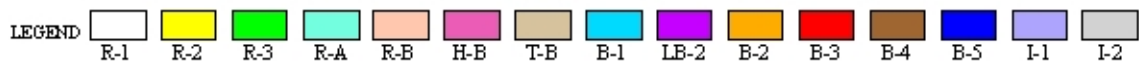
REQUEST Subdivision



SMITH PLACE SUBDIVISION, RESUBDIVISION OF LOTS 4 & 5



APPLICATION NUMBER 9 DATE March 19, 2009



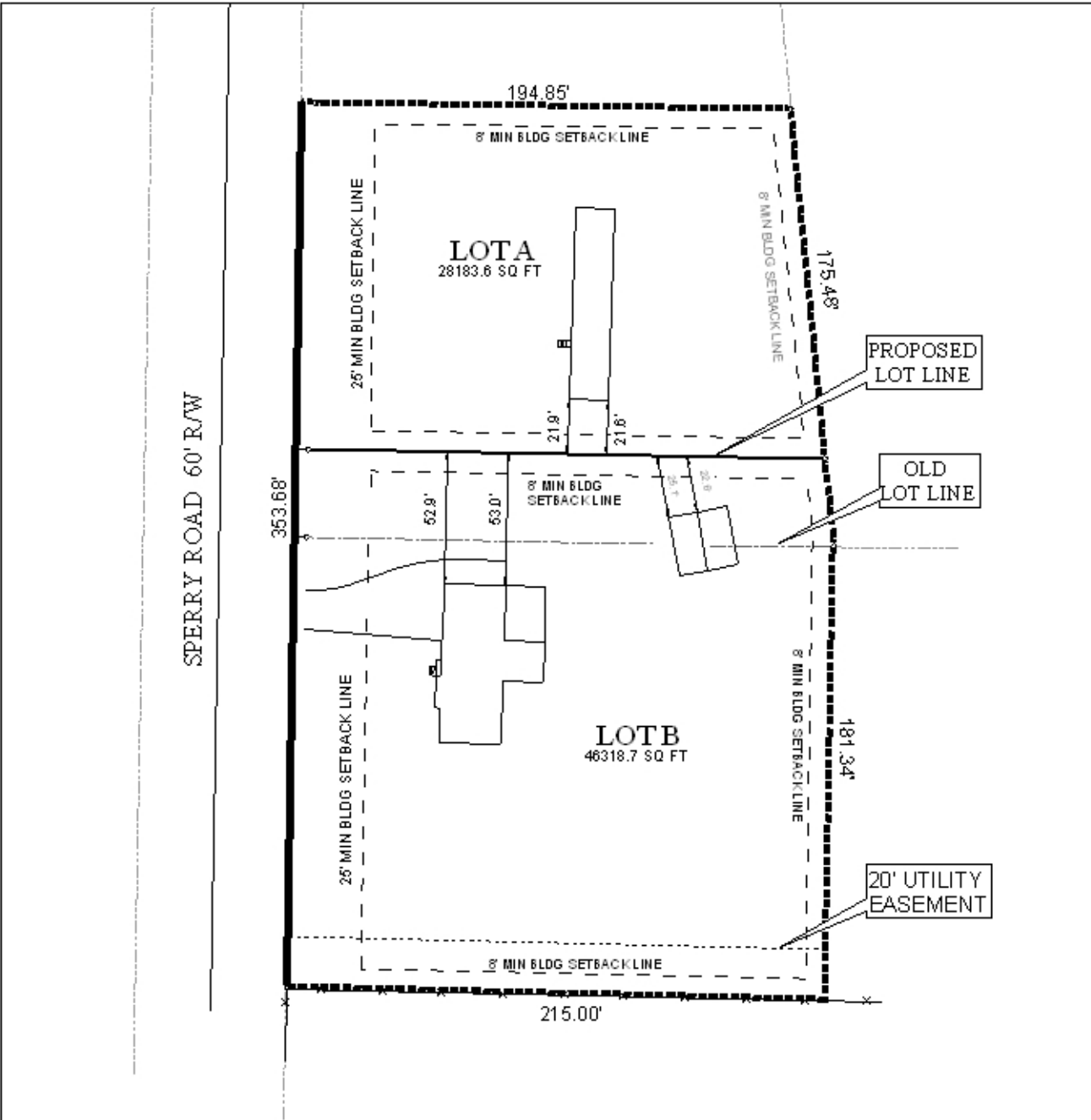
SMITH PLACE SUBDIVISION, RESUBDIVISION OF LOTS 4 & 5



APPLICATION NUMBER 9 DATE March 19, 2009



DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE March 19, 2009 N

APPLICANT Smith Place Subdivision, Resubdivision of Lots 4 & 5

REQUEST _____ Subdivision _____



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