

## **ALDERBROOK SUBDIVISION, RESUBDIVISION OF** **LOT 37**

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

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: MAWSS has no water and sewer service available.

The plat illustrates the proposed 2 lot, 1.2 ± acre subdivision located on the Northwest corner of Alderway and Foxgate Road. The applicant states that the subdivision is served by public water and an individual septic system.

The purpose of this application is to create two legal lots from an existing lot of record.

It should be noted that aerial photographs from 2006 show a structure on the property which appears to be very close to where the new proposed property line would be.

The site fronts on Alderway, a minor street with adequate 60' right-of-way.

Proposed Lot 37-A will have approximately 298' of frontage onto Alderway while proposed Lot 37-B will have approximately 145' of frontage. A note should be placed on the final plat stating that Lot 37-A will be limited to 2 curb cuts onto Alderway while Lot 37-B will be limited to 1 curb cut onto Alderway with the size, design and location of each to be approved by County Engineering.

A portion of the site appears to be within the "100-year" and "500-year" frequency flood zone as depicted on FEMA maps, and may also contain wetlands identified on National Wetlands Inventory maps. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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.

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 is recommended for tentative approval subject to the following conditions:

- 1) Placement of a note stating that Lot 37-A will be limited to 2 curb cuts onto Alderway while Lot 37-B will be limited to 1 curb cut onto Alderway with the size, location and design of each curb cut to be approved by County Engineering;
- 2) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 3) placement of a note on the plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 4) 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; and
- 5) placement of a 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.7. of the Subdivision Regulations.

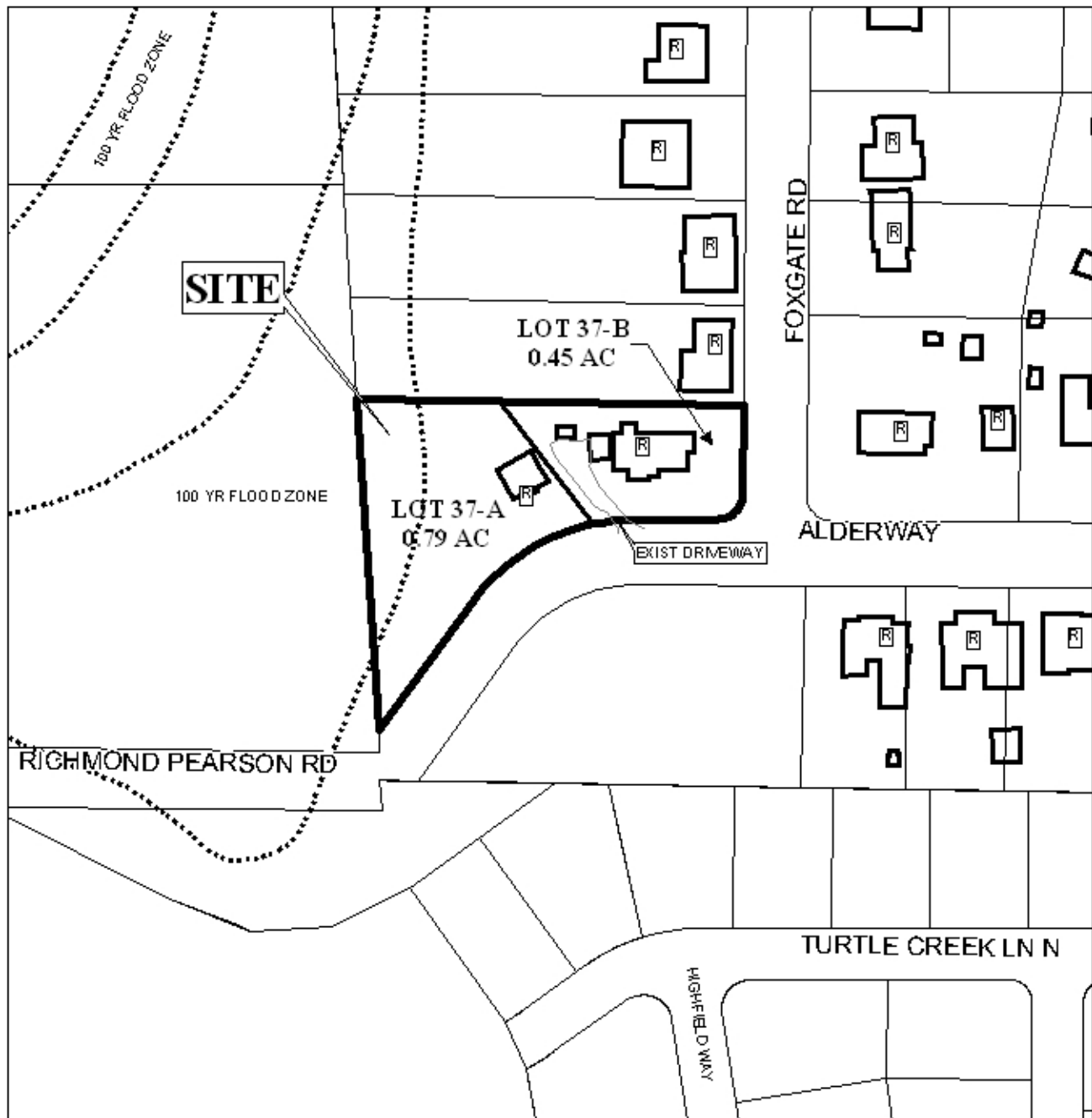
# LOCATOR MAP



APPLICATION NUMBER 10 DATE November 6, 2008  
APPLICANT Alderbrook Subdivision, Resubdivision of Lot 37  
REQUEST Subdivision



# ALDERBROOK SUBDIVISION, RESUBDIVISION OF LOT 37



APPLICATION NUMBER 10 DATE November 6, 2008

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
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