

HOLLEY BRANCH

RESUBDIVISION OF LOTS 27, 28

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

Mobile Area Water and Sewer Systems Comments: MAWSS has **NO** water or sewer services available.

The plat illustrates the proposed 0.8± acre, 2 lot subdivision, which is located at the West terminus of Creek Court – within the planning jurisdiction. The site is served by city water and sanitary sewer facilities.

The purpose of this application is to move an interior lot line.

The site has approximately 453' of street frontage along Creek Court. A note should be placed on the final plat stating that Lot 27-A is limited to two curb cuts to Creek Court, and Lot 28-A is limited to one curb cut to Creek Court, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

As illustrated on the preliminary plat, the site is located in a flood zone. Thus, the area could be environmentally sensitive. The applicant must obtain any necessary federal, state, and local environmental approvals.

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 shall 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.

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 Lot 27-A is limited to two curb cuts to Creek Court, and Lot 28-A is limited to one curb cut to Creek Court, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) the applicant obtain any necessary federal, state, and local environmental approvals;
- 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 permit

LOCATOR MAP



APPLICATION NUMBER 10 DATE December 20, 2007

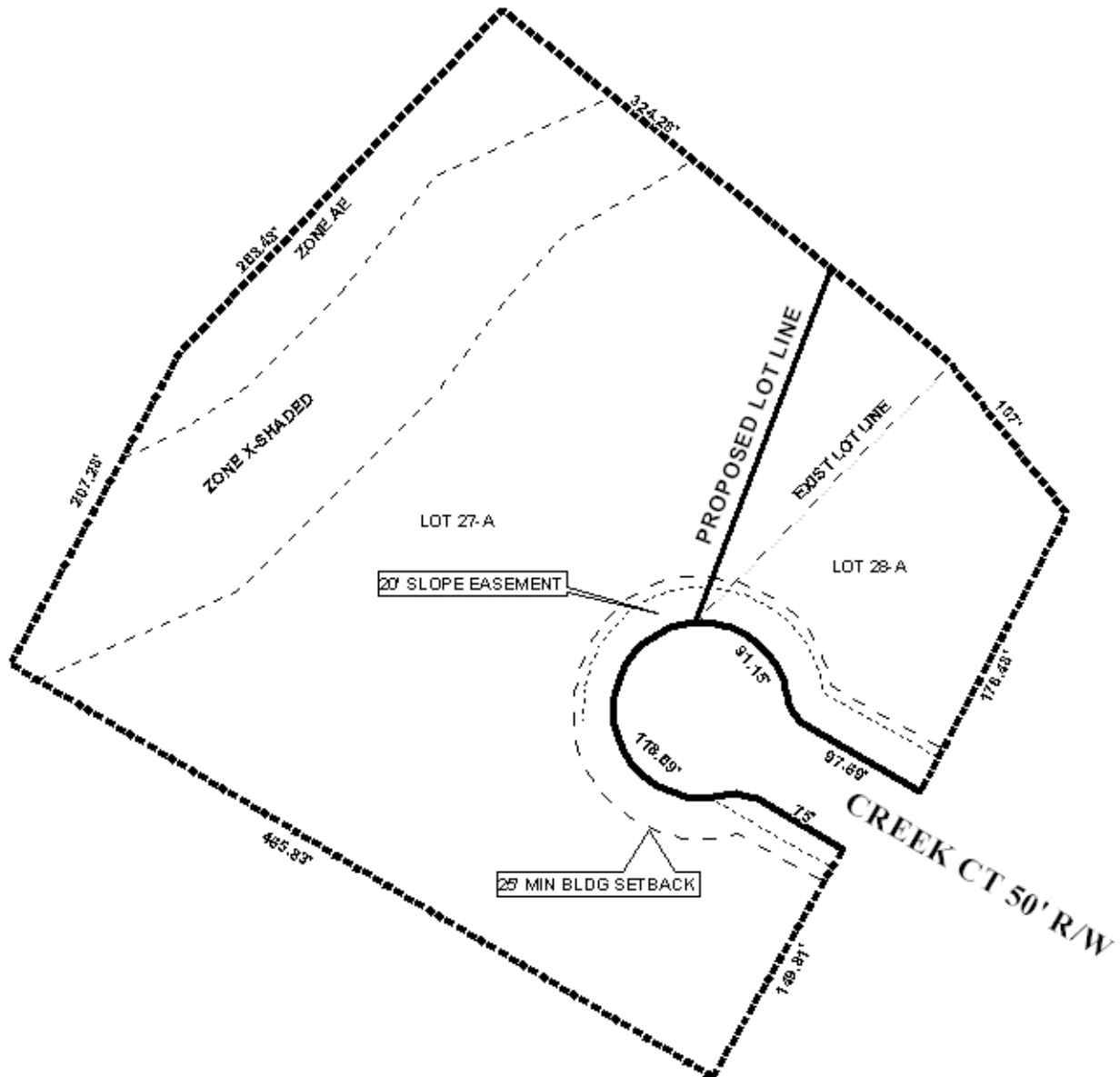
APPLICANT Holley Branch Subdivision, Resubdivision of Lots 27 and 28

REQUEST Subdivision



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE December 20, 2007
APPLICANT Holley Branch Subdivision, Resubdivision of Lots 27 and 28
REQUEST Subdivision



NTS

