

HOLLEY BRANCH SUBDIVISION, RESUBDIVISION OF LOTS 14 & 15

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.

MAWWS Comments: No comments.

The plat illustrates the proposed 2 lot, 0.9 ± acre subdivision which is located at the East side of Holley Branch Court at its South terminus, extending to Snow Road, 175'± West of Winterberry Street. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to move an interior lot line. The same two lots were the subject of a similar application at the April 17, 2008 meeting of the Planning Commission, however, the proposed lot line adjustment was to the South rather than to the North. The plat, approved by the Planning Commission, has not been recorded.

The site fronts Holley Branch Court to the North, a minor street with sufficient right-of-way, and Snow Road to the South, a major street with sufficient right-of-way. No dedication is required.

As proposed, Lots 14-A and 15-A have approximately 78 feet and 42 feet of frontage respectively along Holley Branch Court. 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, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards. Furthermore, a note should be placed on the final plat stating that each lot is denied direct access to Snow Road.

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 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 Holley Branch Court, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 2) Placement of a note on the final plat stating that the lots are denied direct access to Snow Road;
- 3) Placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 4) 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
- 5) 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.

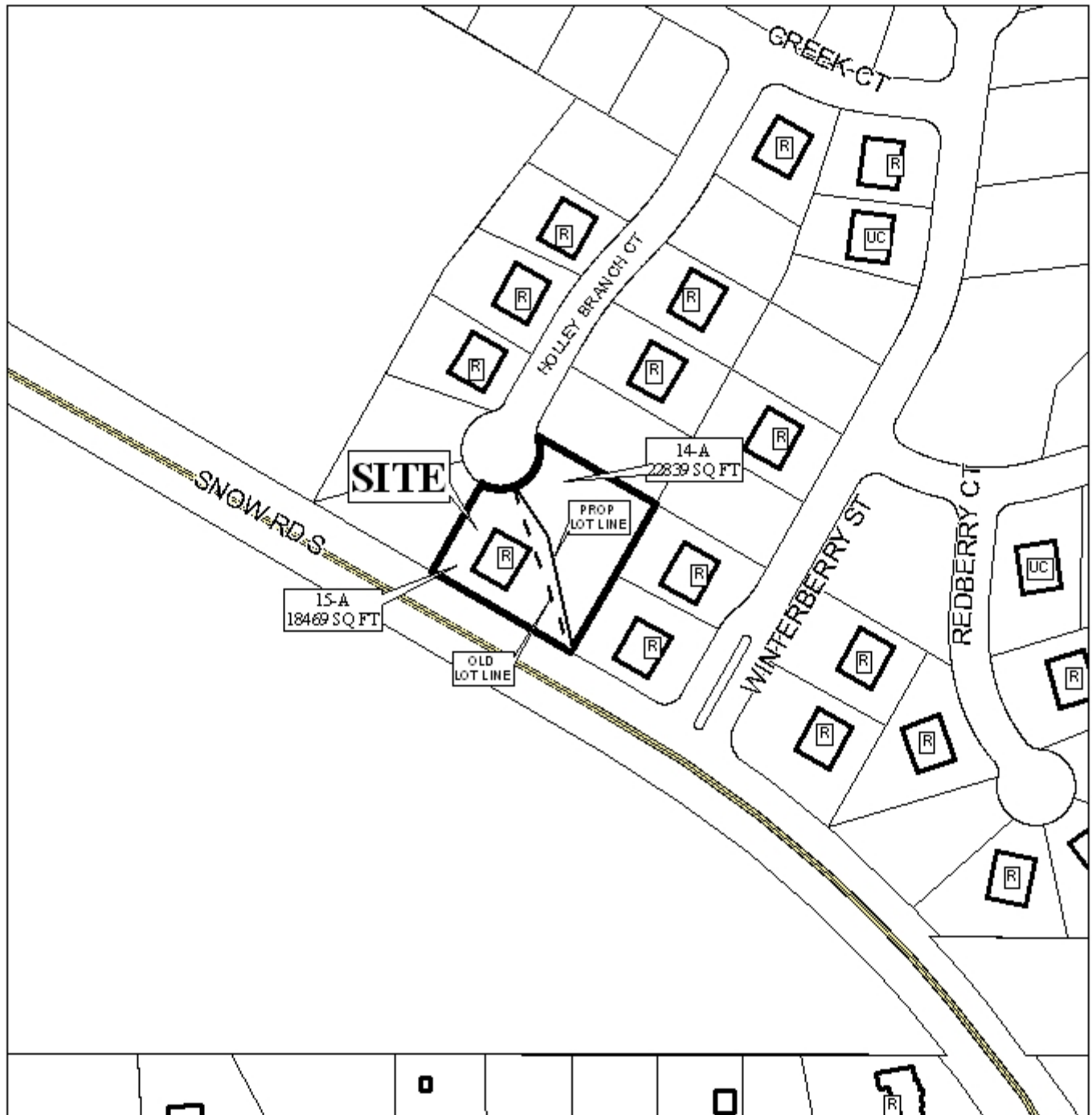
LOCATOR MAP



APPLICATION NUMBER 12 DATE June 19, 2008
APPLICANT Holley Branch Subdivision, Resubdivision of Lots 14 & 15
REQUEST Subdivision

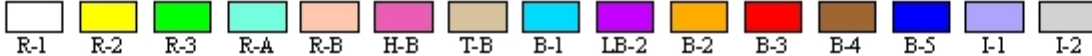


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APPLICATION NUMBER 12 DATE June 19, 2008

LEGEND



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