

HOLLEY BRANCH SUBDIVISION

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

The plat illustrates the proposed 48 lot, 75.0 ± acre subdivision which is located on the West side of Snow Road South, 245'+ North of Autumn Leaf Drive North. The applicant states that the subdivision is served by both public water and sewer.

The site was the subject of a 67 lot subdivision application that was approved by the Planning Commission at its July 15, 2004 meeting. Since that time, the approval has expired and a separate subdivision application for The Grove U.M.C. (approved March 3, 2005 and recorded in April 2005) has resulted in some of the area associated with the original Holley Branch proposal no longer available for development.

The purpose of this application is to subdivide a portion of two lots (Veasey Estates) into a 48 lot subdivision, with the remainder of a lot and the entirety of a parcel reserved for future development. It should be noted that the future development area appears to contain a part of the recently recorded one lot subdivision called The Grove U.M.C., and thus the preliminary plat should be revised to exclude the portion of The Grove U.M.C. lot.

Snow Road South, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan. As proposed, lots 1, 14-17, 43-45 and 48 would front both Snow Road South and the new streets. In order to provide proper access management along the major street, the placement of a note on the final plat stating the lots 1, 14-17, 43-45 and 48 are denied direct access to Snow Road South should be required (and is already depicted on the plat). It should also be pointed out that the proposed extension of Grelot Road, a major street, cuts through the future development area of the site, and is depicted on the plat.

As illustrated on the preliminary plat, the site contains wetlands and floodplains, thus this area could be considered environmentally sensitive; therefore, the developer must obtain any necessary federal, state, and local environmental approvals.

Common areas are proposed for the subdivision. A note should be placed on the final plat, if approved, stating that maintenance of the common areas, including stormwater detention facilities if proposed, are the responsibility of the subdivision's property owners.

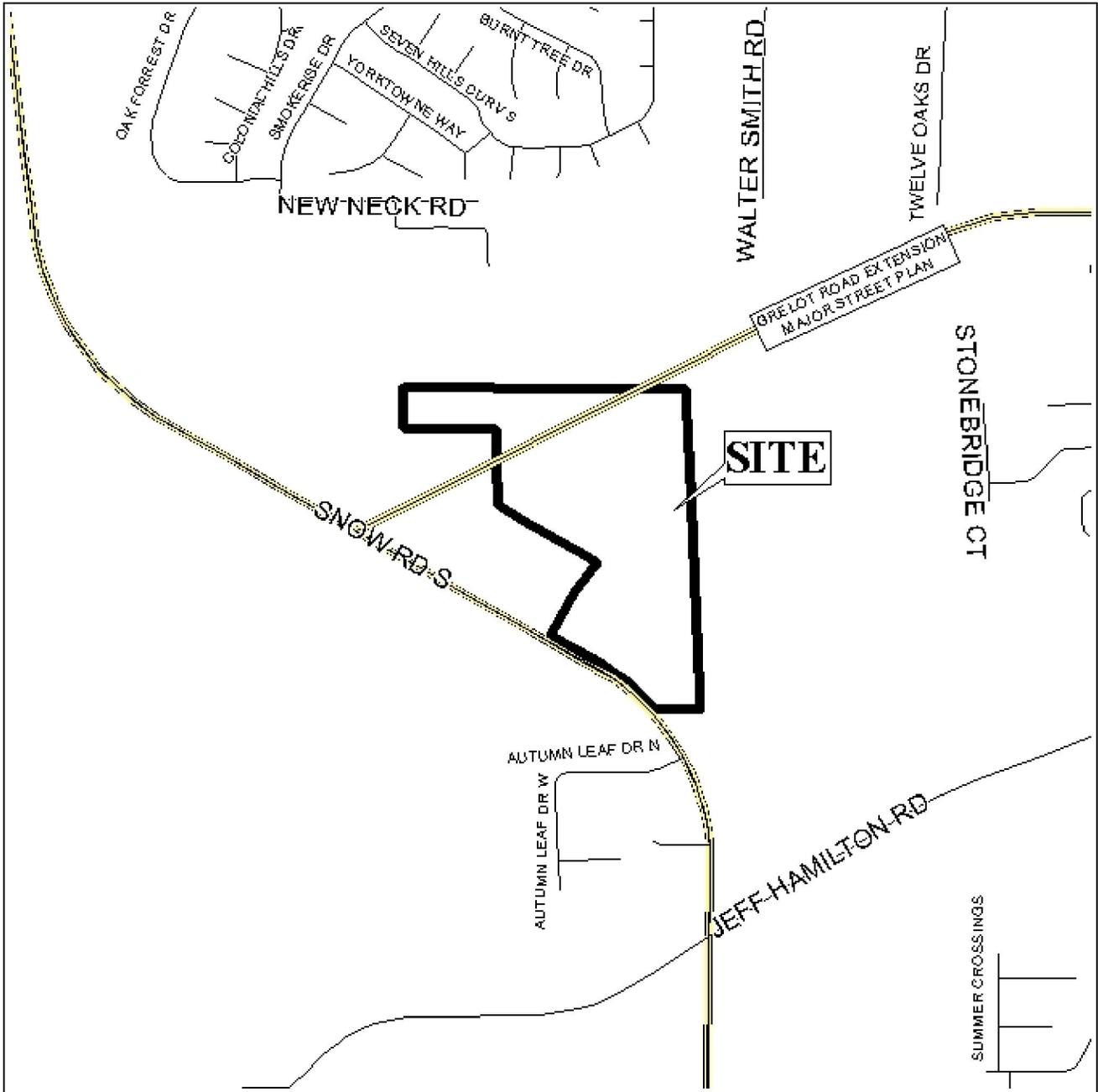
Stormwater facilities are not depicted on the plat, however, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat, if approved.

This site is located in the County, thus 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.

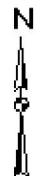
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) revision of the plat to exclude the portion

of The Grove U.M.C. subdivision lot from the future development area; 2) the placement of a note on the final plat stating the lots 1, 14-17, 43-45 and 48 are denied direct access to Snow Road South; 2) the developer obtain any necessary federal, state, and local environmental approvals; 3) placement of a note on the final plat stating that maintenance of the common areas, including stormwater detention facilities if proposed, are the responsibility of the subdivision's property owners; 4) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 5) provision of a letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances to the Planning Section of Urban Development prior to the signing of the final plat; and 6) the placement of a note on the final plat stating 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

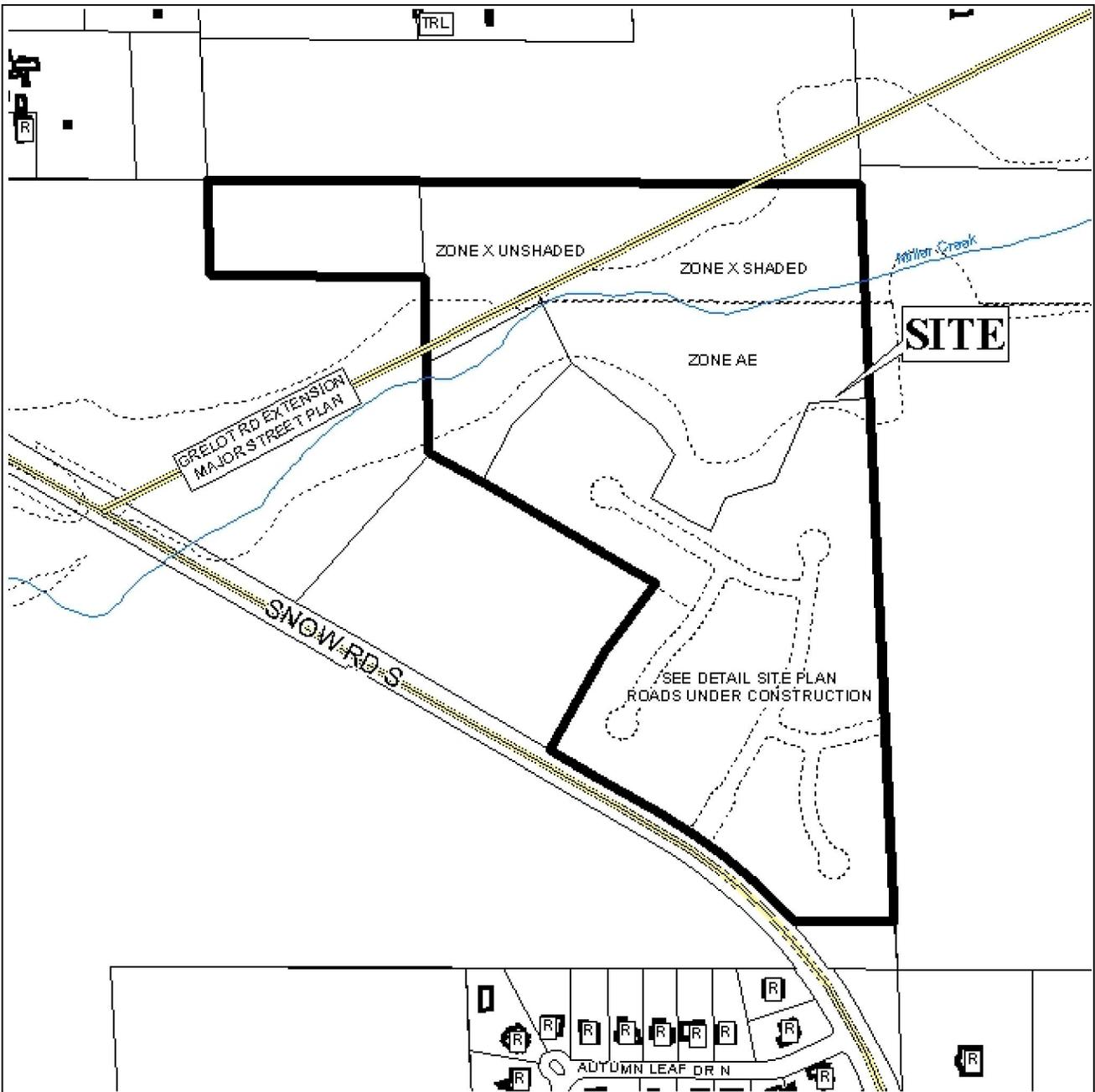


APPLICATION NUMBER 12 DATE November 16, 2006
APPLICANT Holley Branch Subdivision
REQUEST Subdivision



NTS

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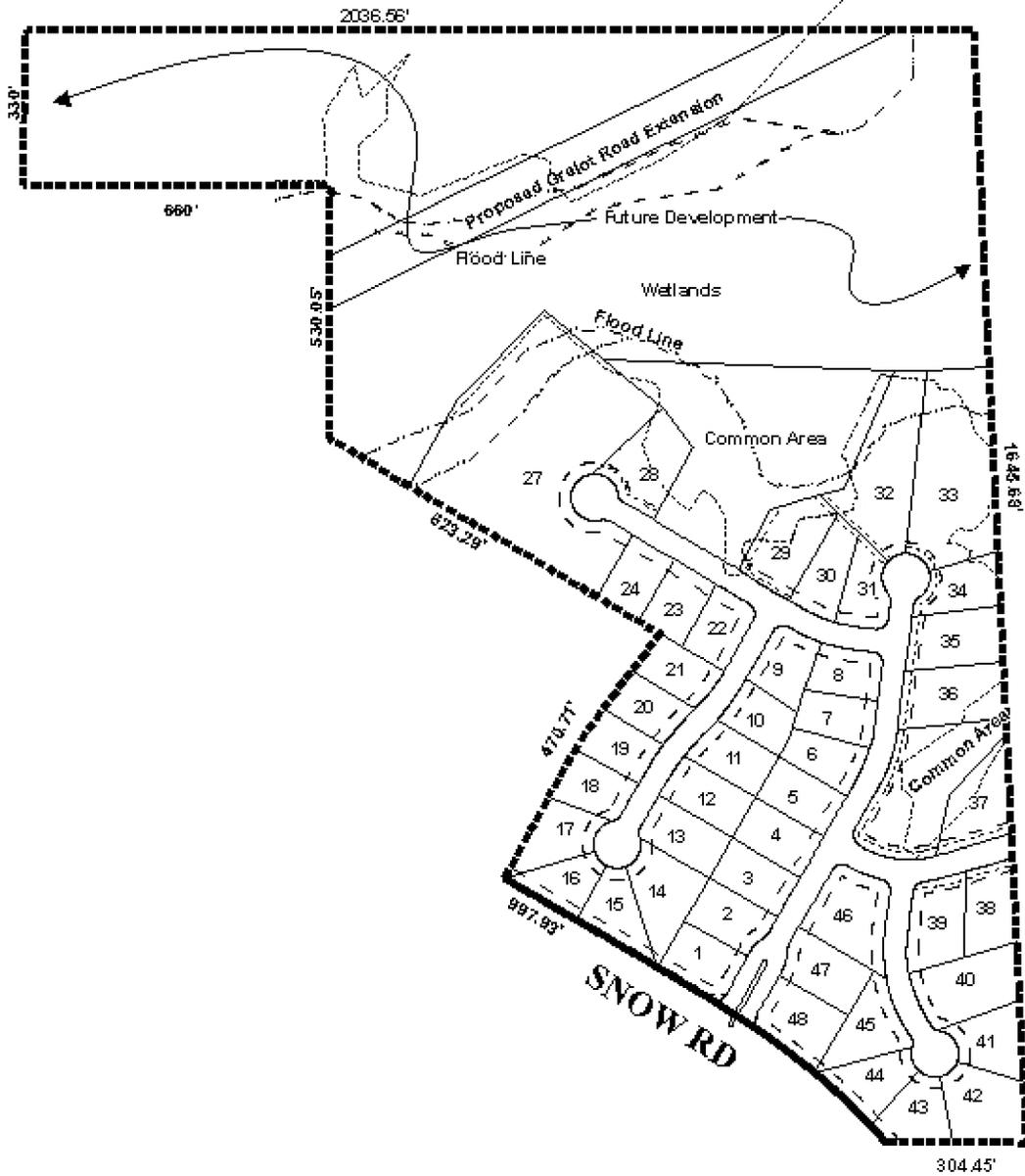
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	L-1	L-2	



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DETAIL SITE PLAN



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