

## **ALOYIS PARK SUBDIVISION** **RESUBDIVISION OF LOTS 24 & 25**

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: MAWSS has **NO** water or sewer services available.

The plat illustrates the proposed 1.7 ± acre, 4 lot subdivision, which is located at the Southwest corner of Harmon Lane and Aloyis Drive – within the planning jurisdiction. The applicant states that the site is served by public water and individual septic tanks.

The purpose of this application is to create four legal lots from two legal lots.

The site fronts Aloyis Drive to the North and Harmon Lane to the East, both minor streets with sufficient right-of-way. No dedication is required.

The subdivision consists of four proposed lots with adequate frontage on public streets. 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.

As illustrated on the plat, there is a 50' utility easement on the Western portion of the site. A note should be placed on the final plat stating that no construction will be allowed within the utility easement.

Furthermore, it appears that wetlands exist near the site. The presence of wetlands indicates that the site may be environmentally sensitive; therefore, the approval of all applicable federal, state, and local environmental agencies would be required prior to the issuance of any permits.

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.

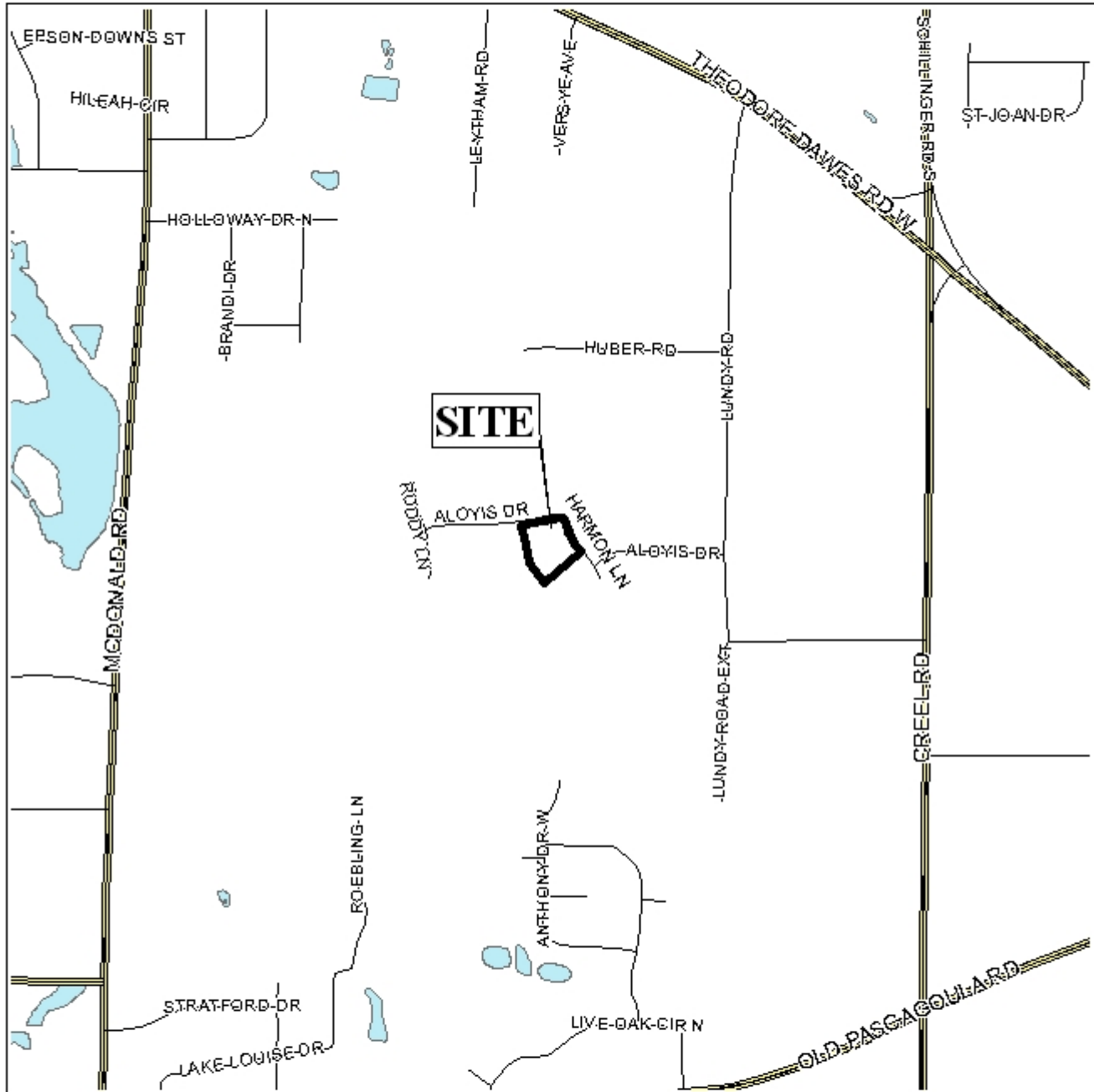
The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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 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;
- 2) placement of a note on the final plat stating that no construction will be allowed within the 50' utility easement;
- 3) the applicant receive the approval of all applicable federal, state, and local environmental agencies prior to the issuance of any permits;
- 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;
- 5) placement of a note 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; and
- 6) submission of 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.

# LOCATOR MAP



APPLICATION NUMBER 19 DATE January 17, 2008

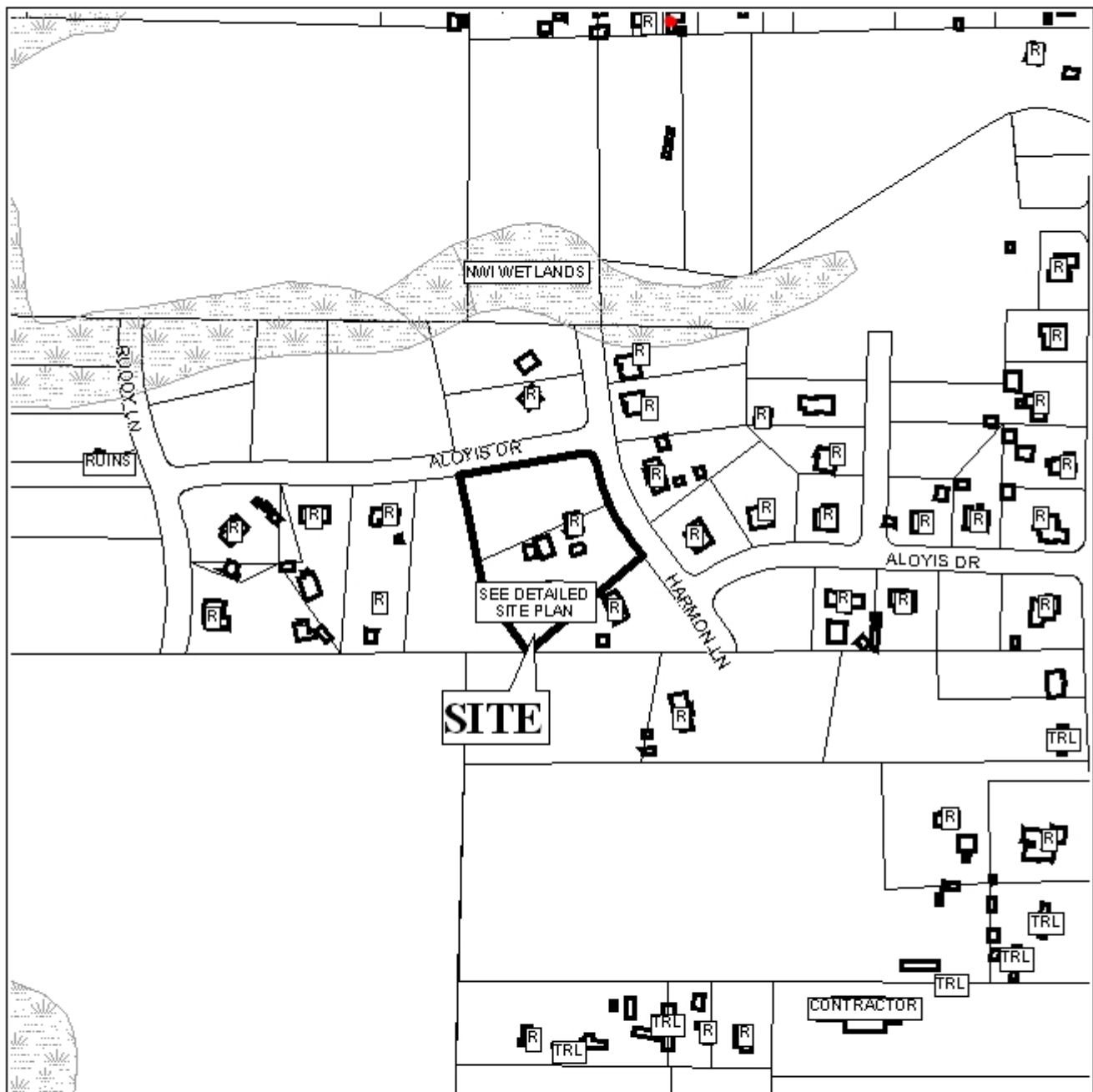
APPLICANT Aloyis Park Subdivision, Resubdivision of Lots 24 & 25

REQUEST Subdivision



NTS

# ALOYIS PARK SUBDIVISION, RESUBDIVISION OF LOT 24 & 25



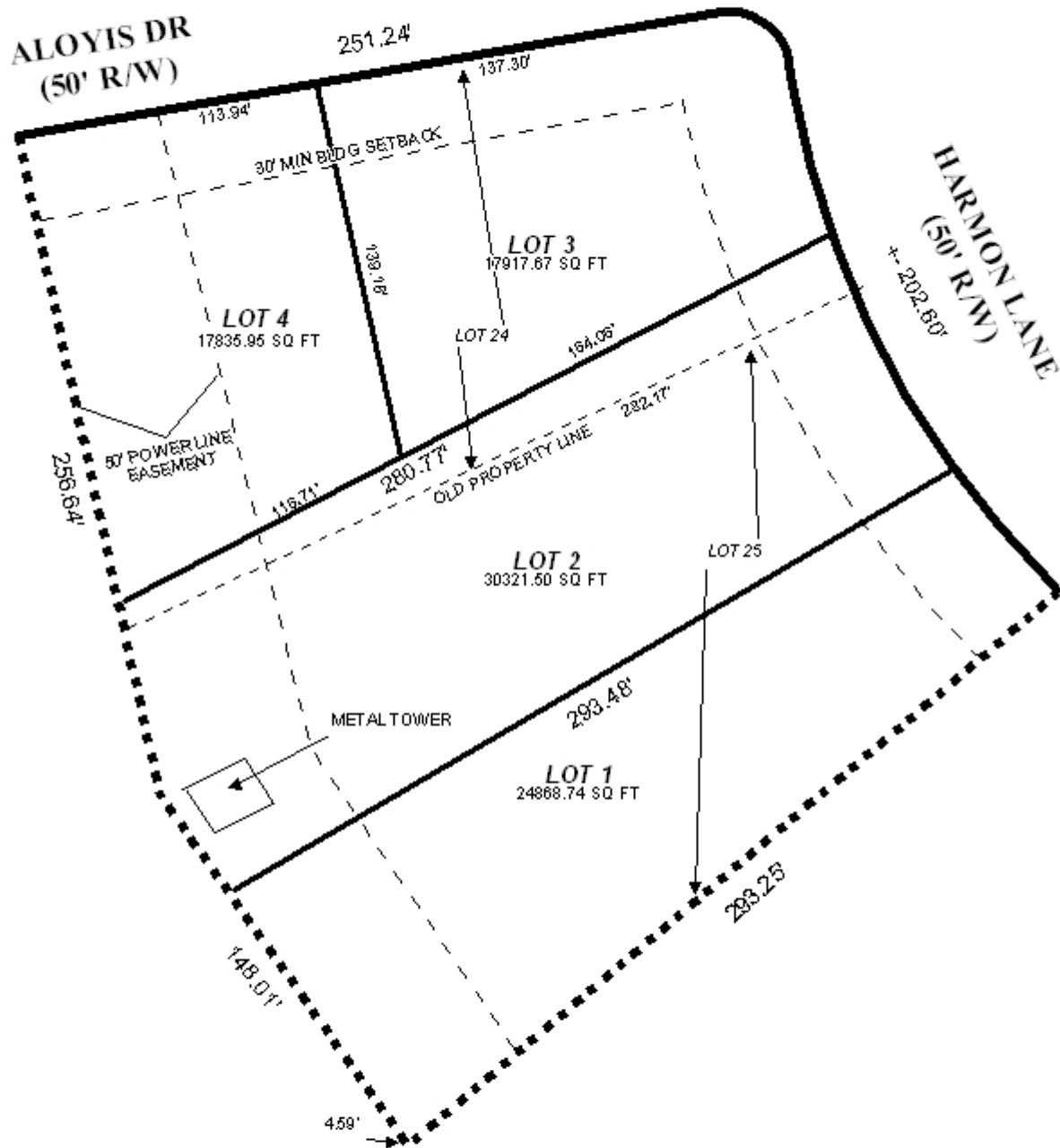
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LEGEND

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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# DETAIL SITE PLAN



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 APPLICANT Aloyis Park Subdivision, Resubdivision of Lots 24 & 25  
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