

HOLLEY BRANCH SUBDIVISION

RESUBDIVISION OF LOTS 14 AND 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.

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

Fire Department Comments: Shall comply with Section 508.5.1 of the 2003 IFC

The plat illustrates the proposed 0.8± acre, 2 lot subdivision, which is located on the East side of Holley Branch Court at its South terminus – within the planning jurisdiction. The applicant states that the site is served by public water and sanitary sewer facilities.

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

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 83' and 36' 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 the subdivision 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 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 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 subdivision is 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 20 DATE April 17, 2008

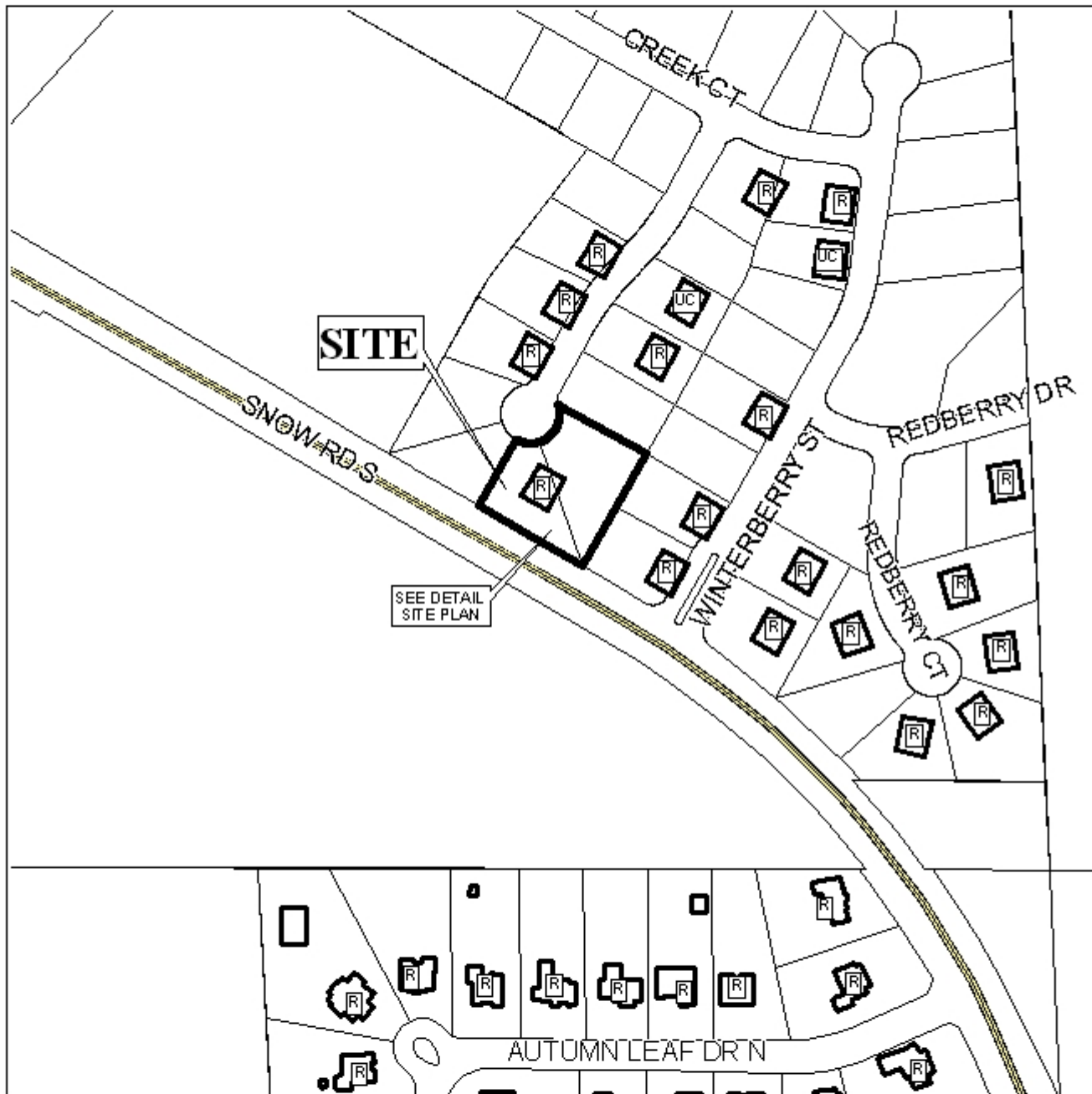
APPLICANT Holley Branch Subdivision, Resubdivision of Lots 14 & 15

REQUEST Subdivision



NTS

HOLLEY BRANCH SUBDIVISION, RESUBDIVISION OF LOTS 14 & 15



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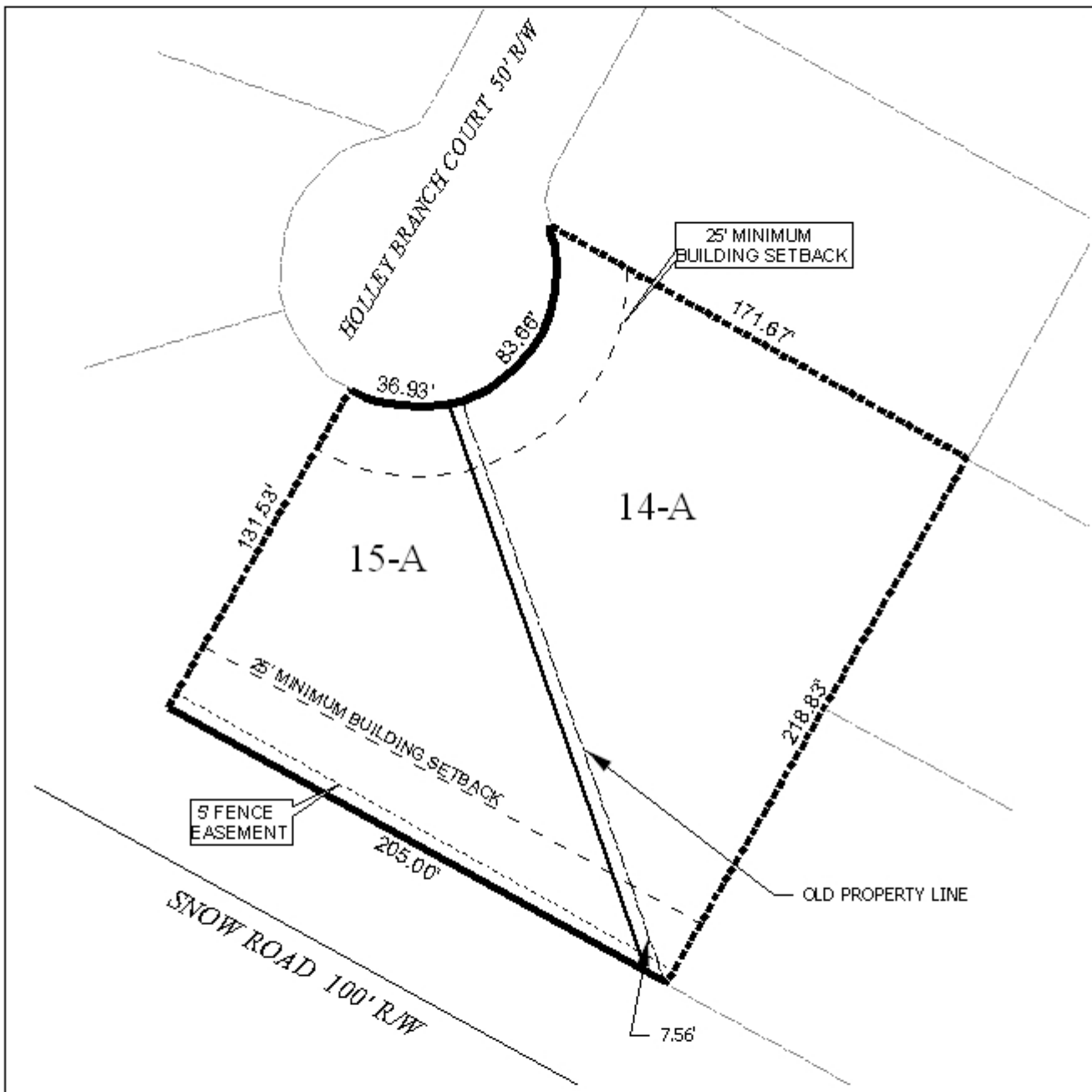
LEGEND

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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REQUEST Subdivision



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