

COLONIAL HILLS SUBDIVISION, UNIT 6

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

The plat illustrates the proposed 34 lot, 20.9 \pm acre subdivision which is located on the South side of Airport Boulevard, 280'+ East of Snow Road South, extending to the North terminus of Colonial Crossing. The subdivision is served by both public water and sewer.

The purpose of this application is to subdivide one parcel into 34 lots.

The site fronts onto Airport Boulevard, a proposed major street, and a street stub for Colonial Crossing, a minor street. As a proposed major street, Airport Boulevard should have a right-of-way width of 100 feet, thus additional right-of-way sufficient to provide 50-feet, as measured from the centerline, should be dedicated to Mobile County.

Access management is a concern due to site fronting onto Airport Boulevard, and the proposed subdivision creating a corner lot condition. Lots 1 and 30-33 should be denied direct access to Airport Boulevard, while Lot 34, which is labeled as "Parcel A" on the plat, should be limited to a maximum of two curb-cuts onto Airport Boulevard, with the size, design and location to be approved by Mobile County Engineering, and conform to AASHTO standards. Furthermore, "Parcel A" should be relabeled as Lot 34 for the final plat, if approved.

As Lot 34 (Parcel A) may be for commercial development, and as the entire development site is in the county, 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 25-foot minimum building setback line, required in Section V.D.9., is not accurately depicted on the preliminary plat. The setback line should be show for all properties, and should be from all street frontages, including those lots with frontages on Airport Boulevard. It also appears that the setback distance decreases to 20 feet around the cul-de-sacs. The plat should be revised to show the correct setback from all street frontages, including those lots that have frontage onto Airport Boulevard.

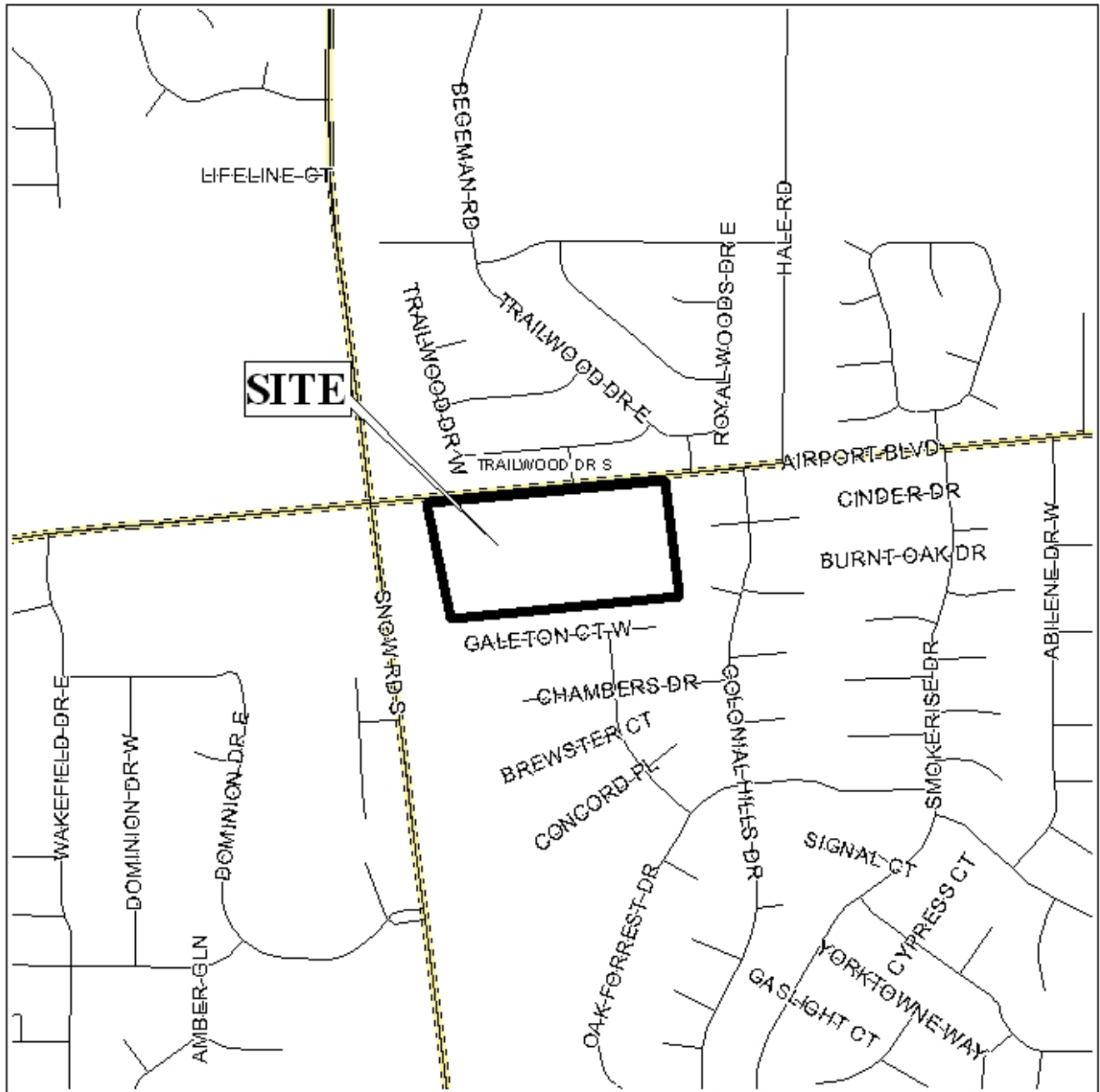
Stormwater detention facilities are not depicted on the plat, however, compliance with the City of Mobile stormwater and flood control ordinances may be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the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

While all lots appear to meet minimum size requirements, the plat should be revised to label each lot with the size in square feet, or provide a table on the plat with the same information.

Finally, there appears to be an error in the written legal description and a bearing along the Southern boundary of the site. The plat should be revised to correct the errors.

Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide a minimum of 50 feet from the centerline of Airport Boulevard; 2) renaming of "Parcel A" to "Lot 34"; 3) placement of a note on the final plat stating that Lots 1 and 30-33 are denied direct access to Airport Boulevard, and that Lot 34 is limited to a maximum of two curb-cuts onto Airport Boulevard, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards; 4) placement of a note 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; 5) revision of the plat to ensure that the 25-foot minimum building setback line is accurately depicted as 25-feet, as adjusted for right-of-way dedication for Airport Boulevard, for all lots with frontage on a public street, including those lots which may have double-frontage or that abut cul-de-sacs; 6) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; 7) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat; and 8) correction of the written legal description and the labeled bearings along the Southern boundary of the site.

LOCATOR MAP



APPLICATION NUMBER 8 DATE October 5, 2006

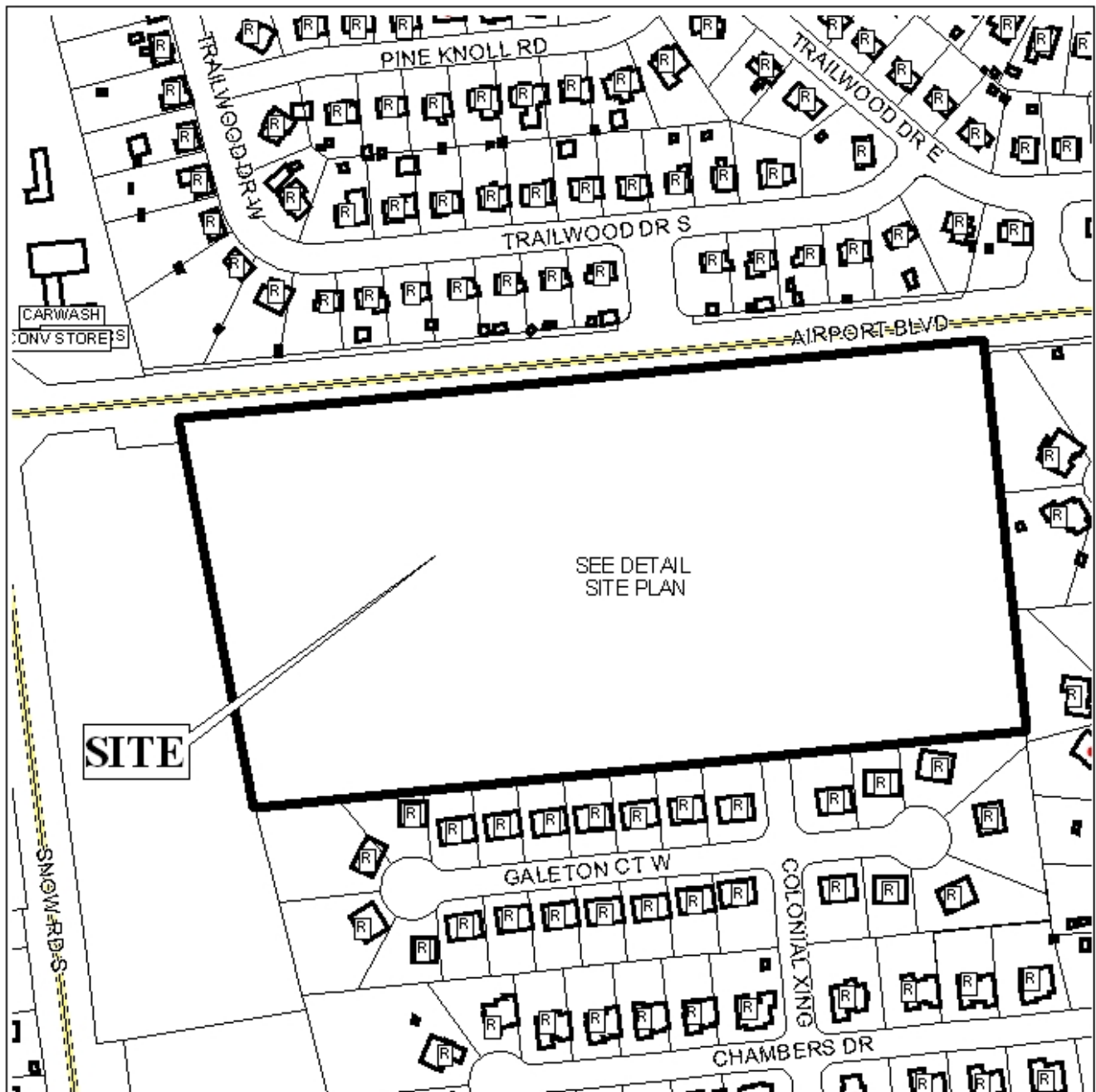
APPLICANT Colonial Hills Subdivision, Unit 6

REQUEST Subdivision



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COLONIAL HILLS SUBDIVISION, UNIT 6



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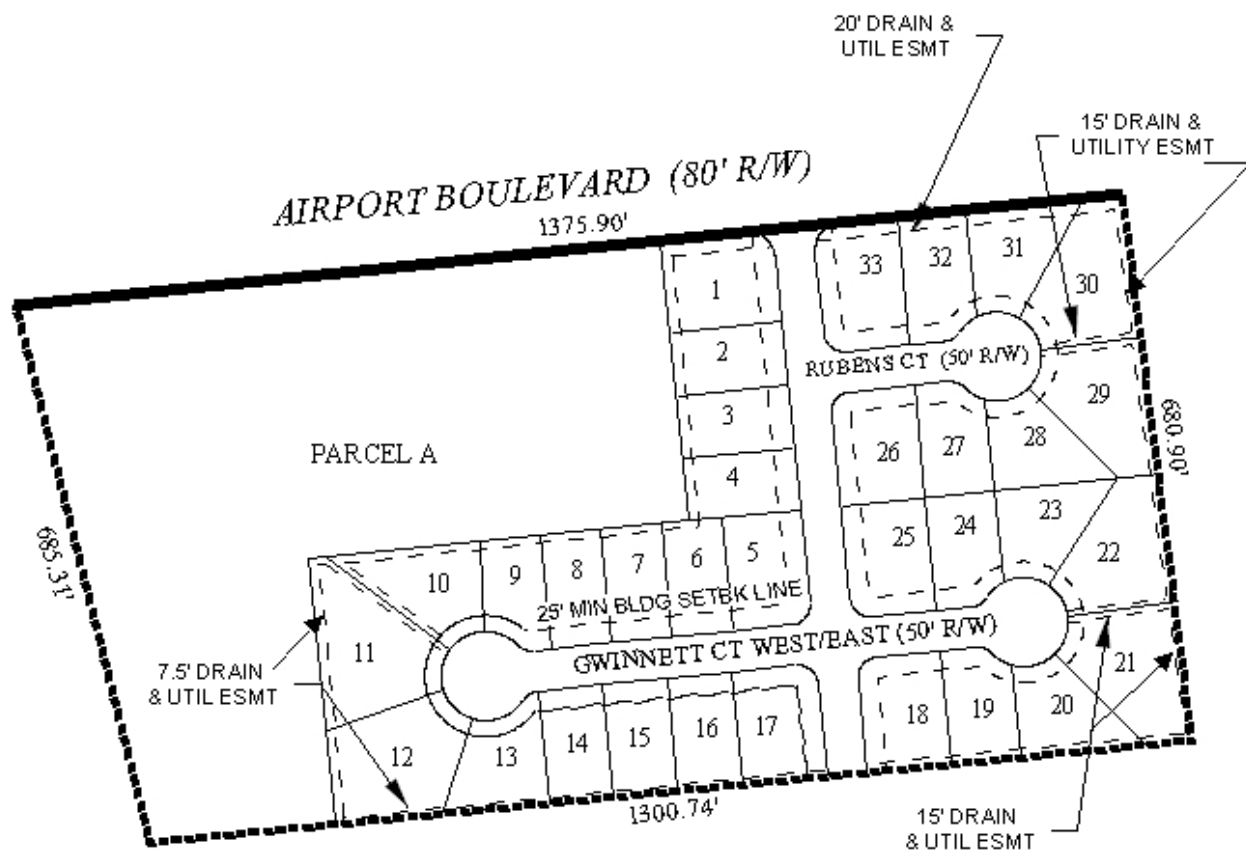
LEGEND

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



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DETAIL SITE PLAN



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REQUEST _____ Subdivision _____



NTS