

COLONIAL HILLS SUBDIVISION, UNIT 6

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: No Comments.

The plat illustrates the proposed 23-lot, 20.9 ± acre subdivision which is located on the North terminus of Colonial Crossing, extending to the South side of Airport Boulevard, 220'± East of Snow Road South, and located within the Planning Jurisdiction. The subdivision is served by both public water and sewer.

The purpose of this application is to subdivide one parcel into 23 legal lots of record.

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 the location of proposed Lot 23 of the development fronting onto Airport Boulevard. Lot 23 should be allowed two curb cuts to Airport Boulevard, with the size, design and location to be approved by Mobile County Engineering, and conform to AASHTO standards. However, since Lot 23 possibly will be developed commercially, and could exceed the development criteria for requiring a Traffic Impact Study, a Traffic Impact Study (TIS) should be required if the development exceeds these thresholds: 1) residential, one hundred fifty (150) dwelling units; 2) retail, twenty-five thousand (25,000) square feet; 3) office, sixty thousand (60,000) square feet; 4) industrial, ninety thousand (90,000) square feet; 5) education, thirty thousand (30,000) square feet or two hundred fifty (250) students; 6) lodging, one hundred fifty (150) rooms; and 7) medical, twenty-five thousand (25,000) square feet.

As Lot 23 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 for Lot 23. The setback line should be shown for all properties, and should be from all street frontages, including the lot with frontage on Airport Boulevard. Therefore, the plat should be revised to show the correct setback from all street frontages, including the lot providing frontage onto Airport Boulevard.

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.

Stormwater detention facilities are 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 Final 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.

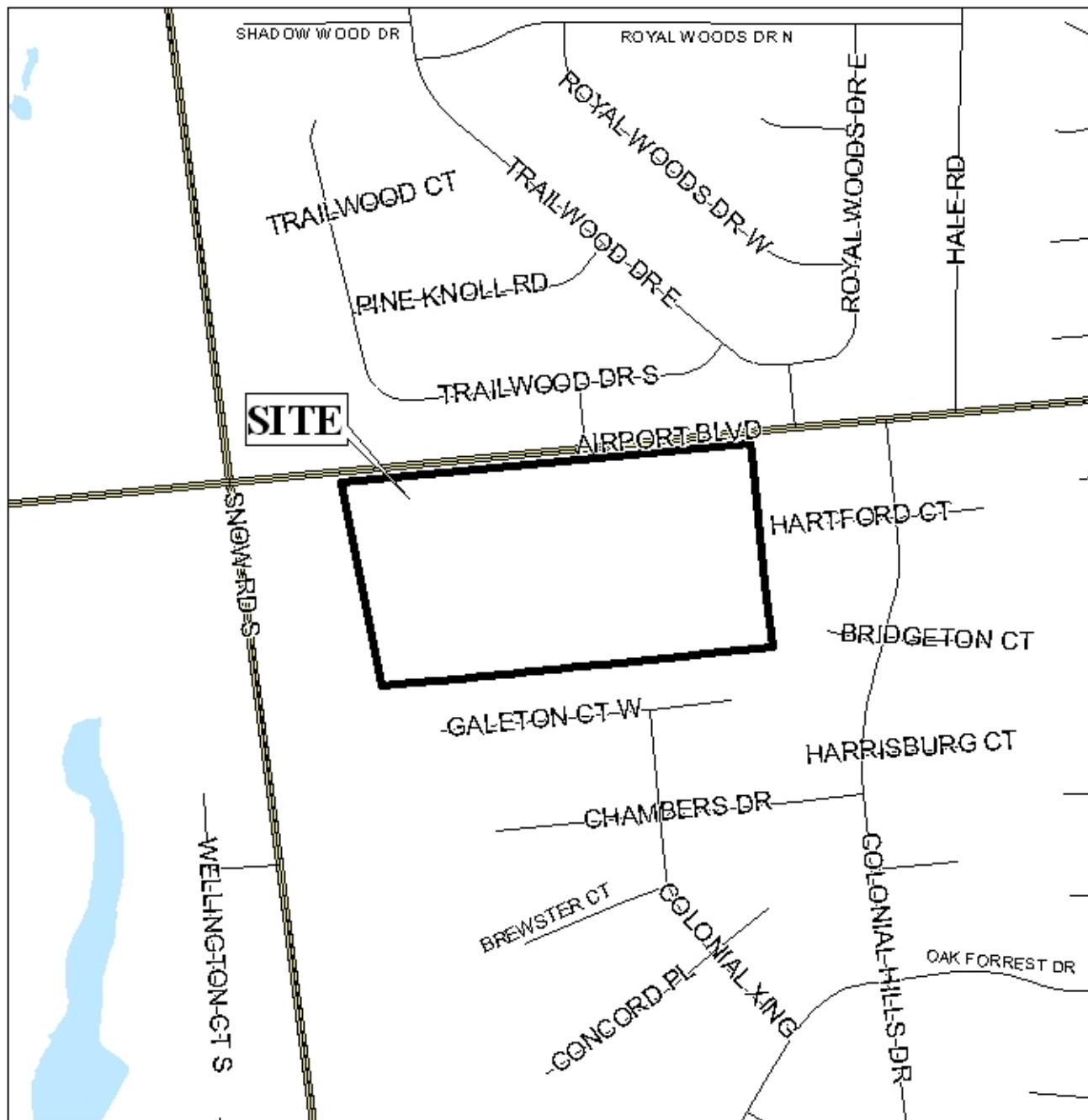
Finally, there appears to be an error in the written legal description and a bearing along the Western boundary of the site. It seems that the description does not include the 50-feet of the Alabama Power Company right-of-way. The plat should be revised to correct the errors.

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) placement of a note on the final plat stating if development on Lot 23 exceeds the development criteria for requiring a Traffic Impact Study, a Traffic Impact Study (TIS) should be required if the development exceeds these thresholds: 1) residential, one hundred fifty (150) dwelling units; 2) retail, twenty-five thousand (25,000) square feet; 3) office, sixty thousand (60,000) square feet; 4) industrial, ninety thousand (90,000) square feet; 5) education, thirty thousand (30,000) square feet or two hundred fifty (250) students; 6) lodging, one hundred fifty (150) rooms; and 7) medical, twenty-five thousand (25,000) square feet;
- 3) placement of a note on the final plat stating that Lot 32 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 Lot 1 & 22, corner lots are limited to one curb cut each, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;
- 5) 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;
- 6) 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;

- 7) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna;
- 8) 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;
- 9) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat; and
- 10) correction of the written legal description and the labeled bearings along the Western boundary of the development to include the 50-feet of the Alabama Power Company right-of-way.

LOCATOR MAP



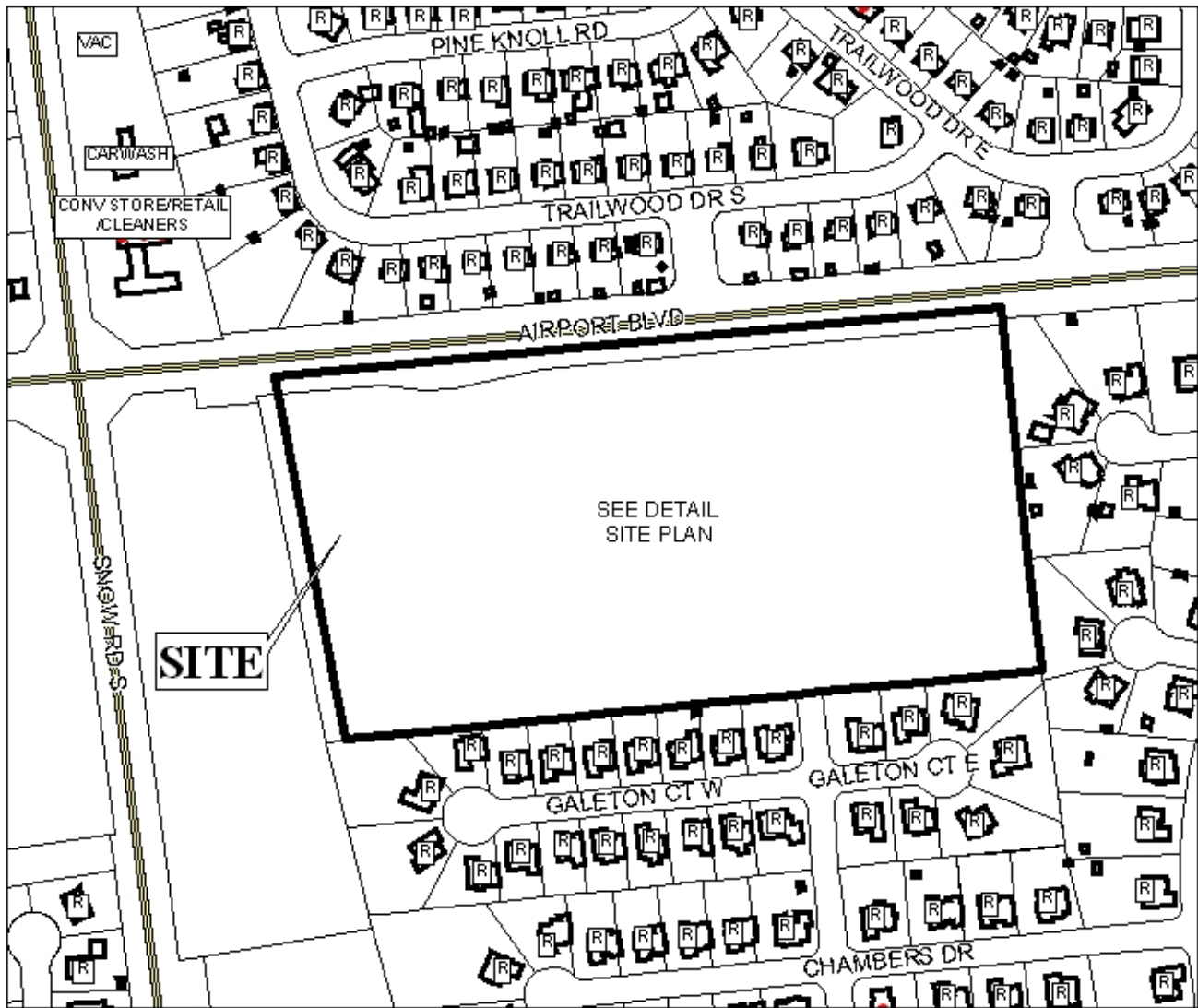
APPLICATION NUMBER 14 DATE October 2, 2008

APPLICANT Colonial Hills Subdivision, Unit 6

REQUEST Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

APPLICATION NUMBER 14 DATE October 2, 2008

APPLICANT Colonial Hills Subdivision, Unit 6

REQUEST Subdivision

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

 NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

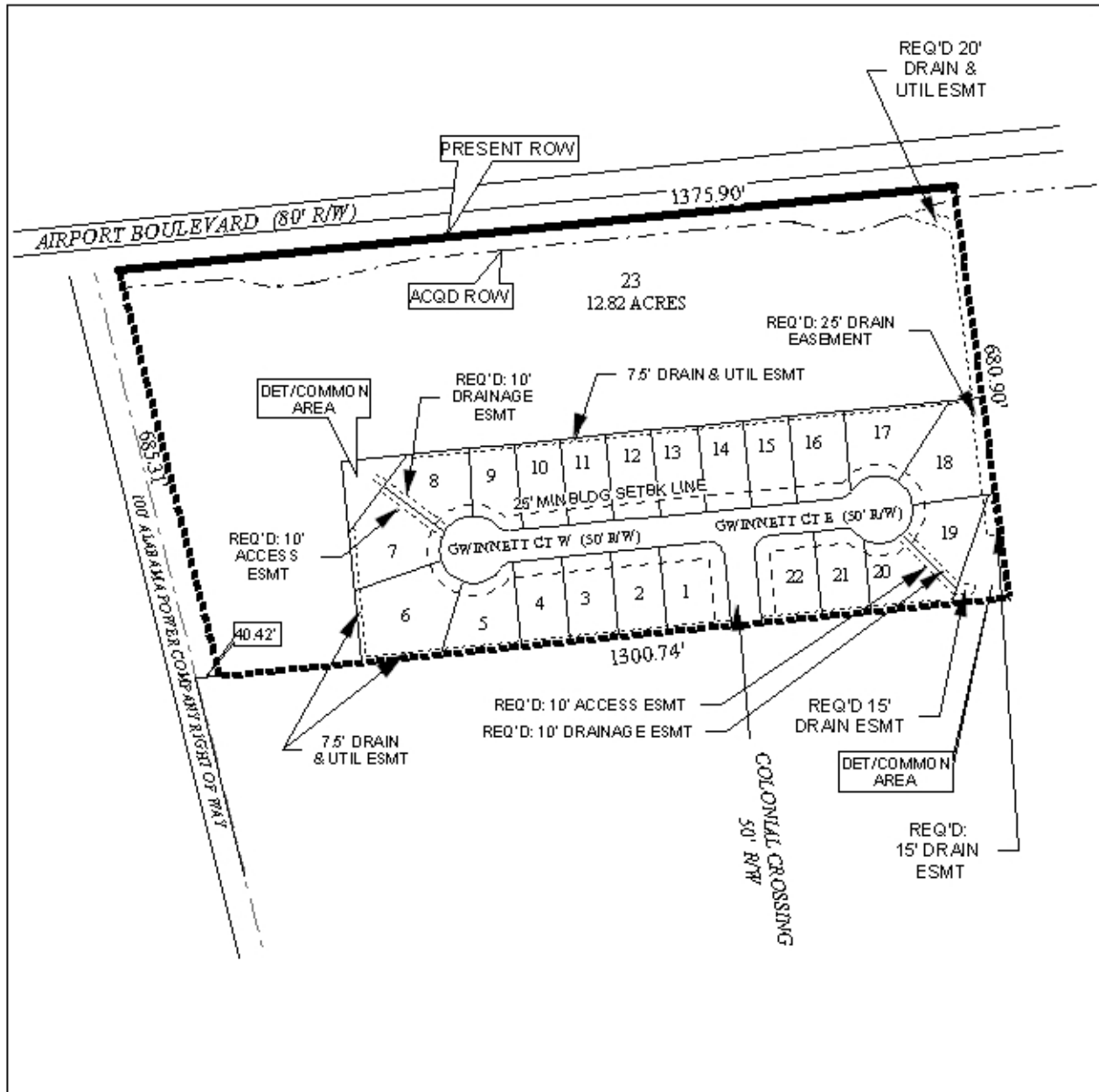


The site is surrounded by single family residential units.

APPLICATION NUMBER 14 DATE October 2, 2008
APPLICANT Colonial Hills Subdivision, Unit 6
REQUEST Subdivision



DETAIL SITE PLAN



APPLICATION NUMBER 14 DATE October 2, 2008

APPLICANT Colonial Hills Subdivision, Unit 6

REQUEST Subdivision



NTS