

## **UNO SUBDIVISION,** **PHASE TWO**

Engineering Comments: It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The traffic impact study performed during phase one has yet to be finalized. The comments provided for phase one of the development will apply to phase two as well. The site plan and the traffic impact study do not match as far as phasing of the development. The traffic impact study also shows 34% of the development traffic exiting from the north site access, but this a gated access and no reference is made to if it is an emergency access only, an exit only, or if can be used as an entrance and exit. This information should be provided and the traffic impact study changed to reflect the use if necessary. The developer will be responsible for constructing the recommended turn lanes into the site to City of Mobile standards. The traffic impact study did not provide a signal warrant analysis for the site. A signal warrant analysis will be required and the developer will be required to install a signal if one is warranted. The developer will also be required to provide a deceleration lane for the south site access.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. Therefore, MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 10.3± acre, 16-lot subdivision, which is located on the East side of Sollie Road, 245'± South of Shadow Creek Drive in City Council District 6. The subdivision is served by city water and sanitary sewer facilities.

The purpose of this application is to create 16 legal lots of record from a large metes and bounds parcel. It should be noted that this 16-lot subdivision will also be a second access point to the proposed Crossroads apartment complex approved by the Commission at its October meeting. It

should be noted that the conditions of approval specified the *completion and revision of the Traffic Impact Study, and acceptance of the study by Traffic Engineering and Urban Development; and recording of the 16-lot subdivision, including the construction and acceptance of the public road to city standards prior to the issuance of any Certificates of Occupancies for the apartment complex.*

The site fronts Sollie Road, a major street as illustrated on the Major Street Plan, which is illustrated on the preliminary plat as variable right-of-way; therefore, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Sollie Road, should be required.

As the site has frontage on a major street (Sollie Road), and the development would provide 16-lots plus the secondary access from the proposed Crossroads apartment complex onto Sollie Road; the size, design and location of all curb-cuts must be approved by the Traffic Engineering Department. As stated in Traffic Engineering comments, the development should provide a traffic impact study prior to the approval and locations of the allowed curb cuts of the entire development to Sollie Road.

The site plan indicates the location of two common areas, which are typically used as detention basins, which would be required for the site due to new construction. A stormwater detention basin, sized to meet the requirements of the City's Storm Water Drainage Ordinance, must be indicated on the site plan if it is required. A note should be placed on the site plan, if approved, stating that maintenance of the common areas/detention basin, and any other common areas, are the responsibility of the development's property owners.

The proximity to Floodways and 100-year flood zones and the illustration that the site contains wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The site may contain federally listed endangered or threatened species, such as the gopher tortoise, or 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 flora and fauna.

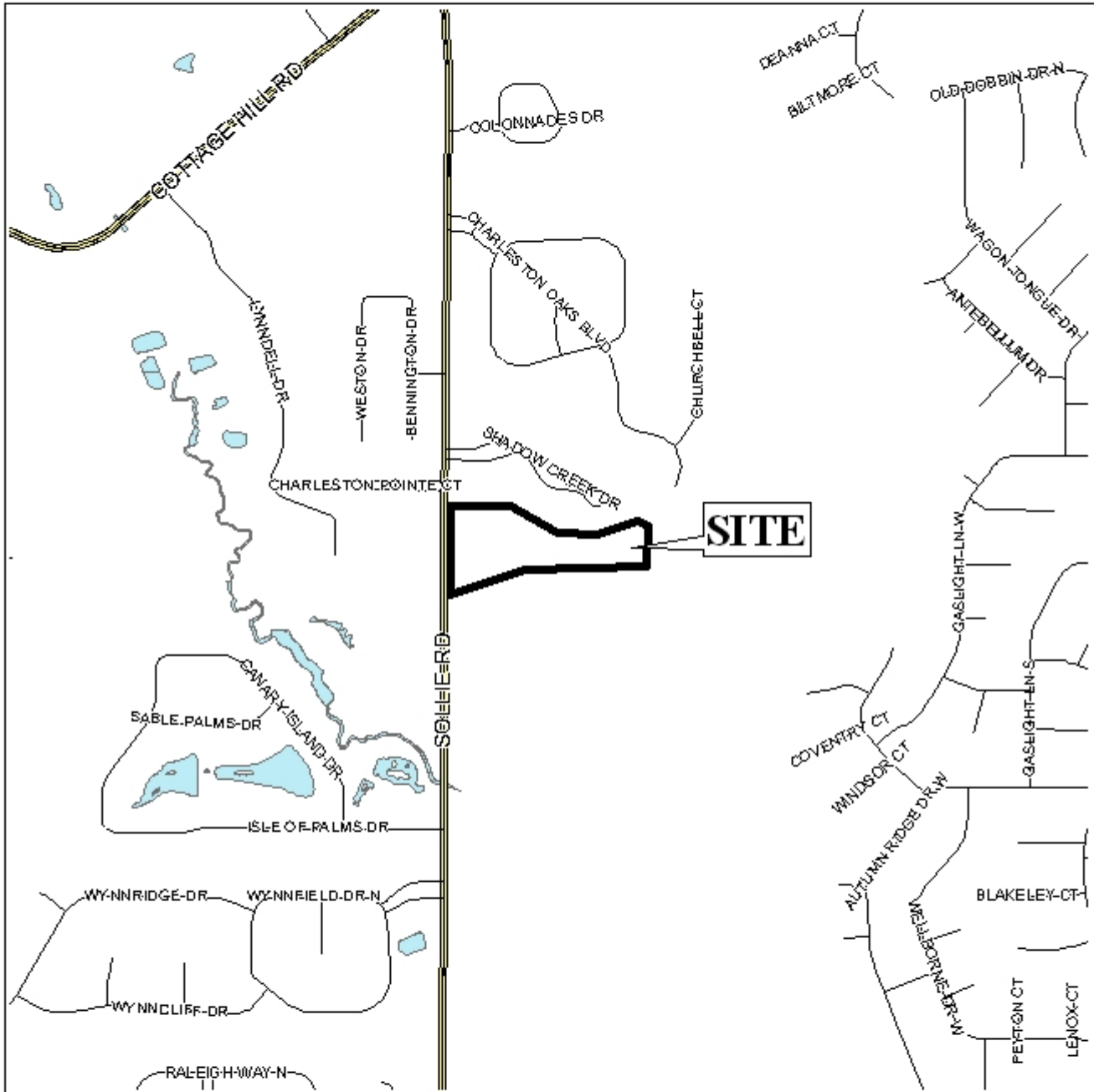
Based on the preceding, the plat meets the requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

1. labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;
2. 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 Traffic Engineering, and conform to AASHTO standards;
3. subject to the Engineering Comments *(It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the*

*applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit); and*

4. *subject to the Traffic Engineering Comments (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The traffic impact study performed during phase one has yet to be finalized. The comments provided for phase one of the development will apply to phase two as well. The site plan and the traffic impact study do not match as far as phasing of the development. The traffic impact study also shows 34% of the development traffic exiting from the north site access, but this a gated access and no reference is made to if it is an emergency access only, an exit only, or if can be used as and entrance and exit. This information should be provided and the traffic impact study changed to reflect the use if necessary. The developer will be responsible for constructing the recommended turn lanes into the site to City of Mobile standards. The traffic impact study did not provide a signal warrant analysis for the site. A signal warrant analysis will be required and the developer will be required to install a signal if one is warranted. The developer will also be required to provide a deceleration lane for the south site access).*
5. *the 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.*

# LOCATOR MAP



APPLICATION NUMBER 24 DATE December 6, 2007

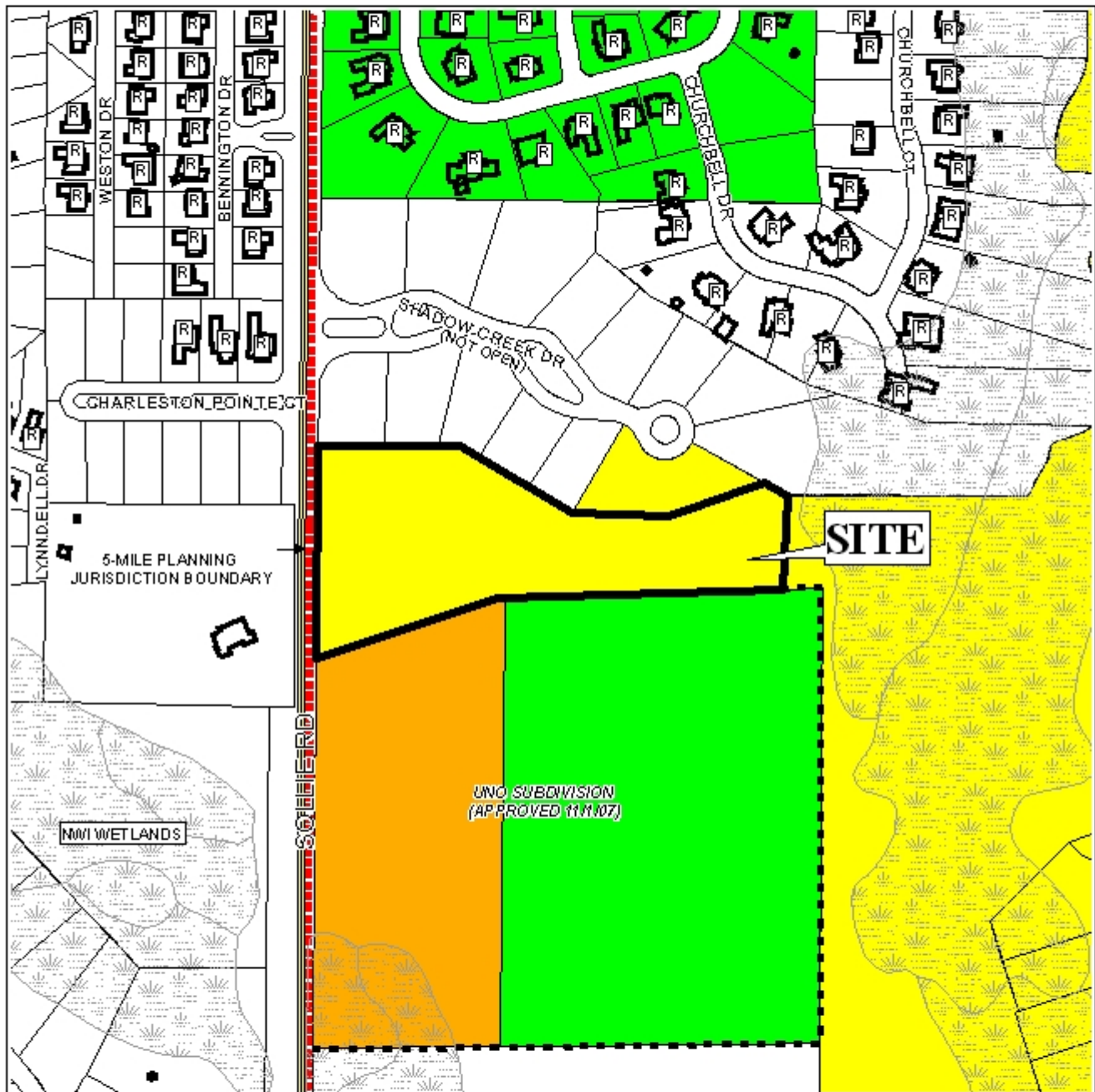
APPLICANT UNO Subdivision, Phase Two

REQUEST Subdivision



NTS

# UNO SUBDIVISION, PHASE TWO



APPLICATION NUMBER 24 DATE December 6, 2007

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
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## UNO SUBDIVISION, PHASE TWO

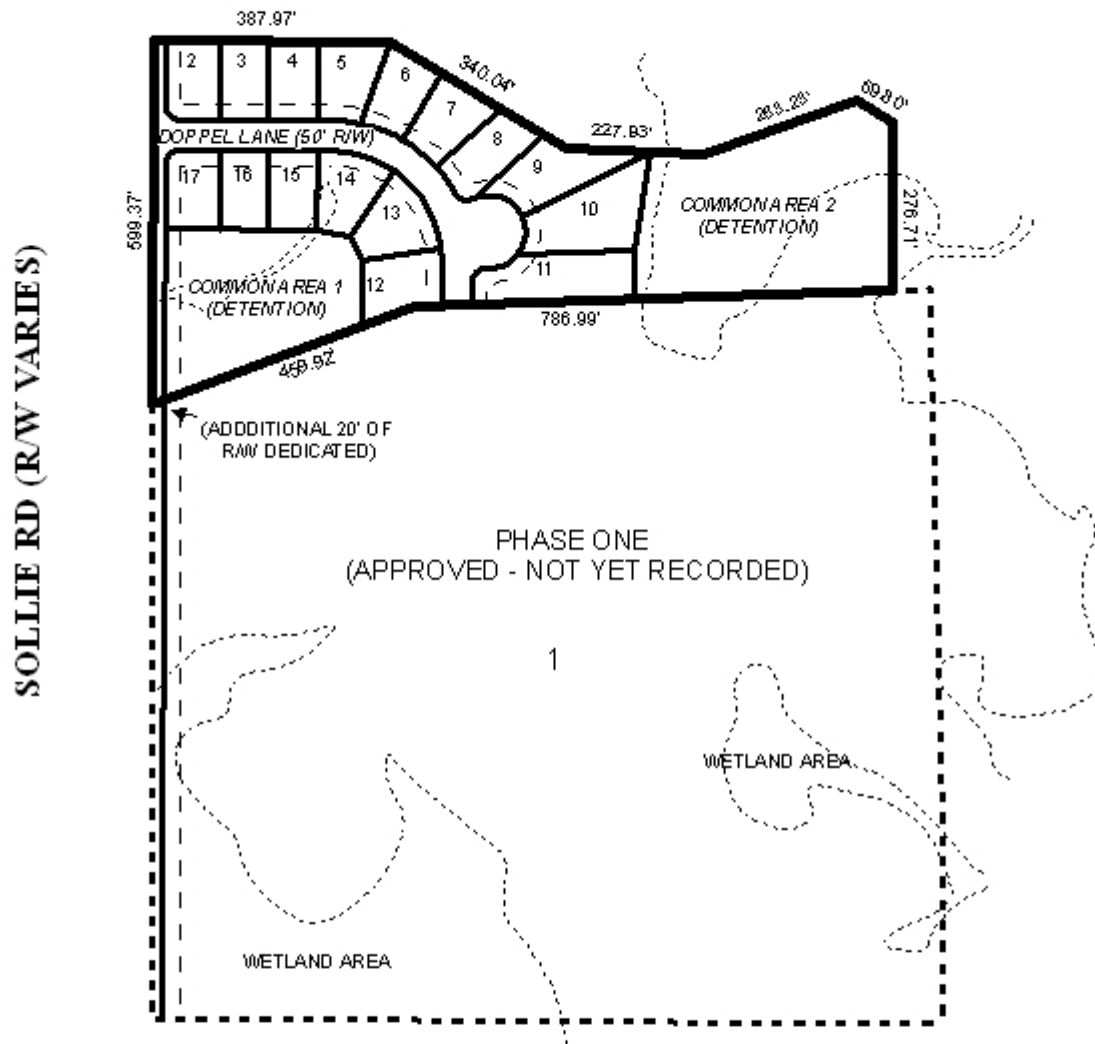


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# SITE PLAN



This site illustrates proposed subdivision and its configuration.

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