

NEW HORIZONS CREDIT UNION SUBDIVISION

Engineering Comments: 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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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: No Comments

The plat illustrates the proposed 4.5± acre, 1 lot subdivision, which is located on the South side of Azalea Road, 375'± West of Village Green Drive, in City Council District 5. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create one legal lot of record from four metes and bounds parcels.

The site fronts Azalea Road, a proposed major street with 80' of right-of-way. However, the plat submitted by the applicant is inaccurate. It illustrates the proposed subdivision as being one whole lot with 300' of frontage onto Azalea Road. It also depicts a 40' service road, which begins 10' from the right-of-way. However, while the service road is labeled, it is illustrated as being part of the proposed lot. In addition, there appears to be an existing 25' driveway, which is not shown on the plat, extending through the service road to Azalea Road. This is especially confusing, since it is unclear what the applicant does and does not own. Therefore, this application should be held over to allow the applicant to revise the plat to accurately illustrate the existing and proposed parcel/lot boundaries.

The site has approximately 169' of frontage along Azalea Road. If approved, and as a means of access management, a note should be placed on the final plat stating that the site is limited to the existing curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

There is no depiction of the minimum building setback line on the plat. If approved, this should be addressed prior to signing the final plat.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet, or provide a table on the plat with the same information.

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.

Based on the preceding, it is recommended that this application be held over to the September 18th meeting to allow the applicant to submit a revised plat accurately depicting the existing and proposed parcel/lot boundaries.

Revised for the September 18th meeting:

This application was held over at the August 21st meeting to allow the applicant to submit a revised plat accurately depicting the existing and proposed parcel/lot boundaries.

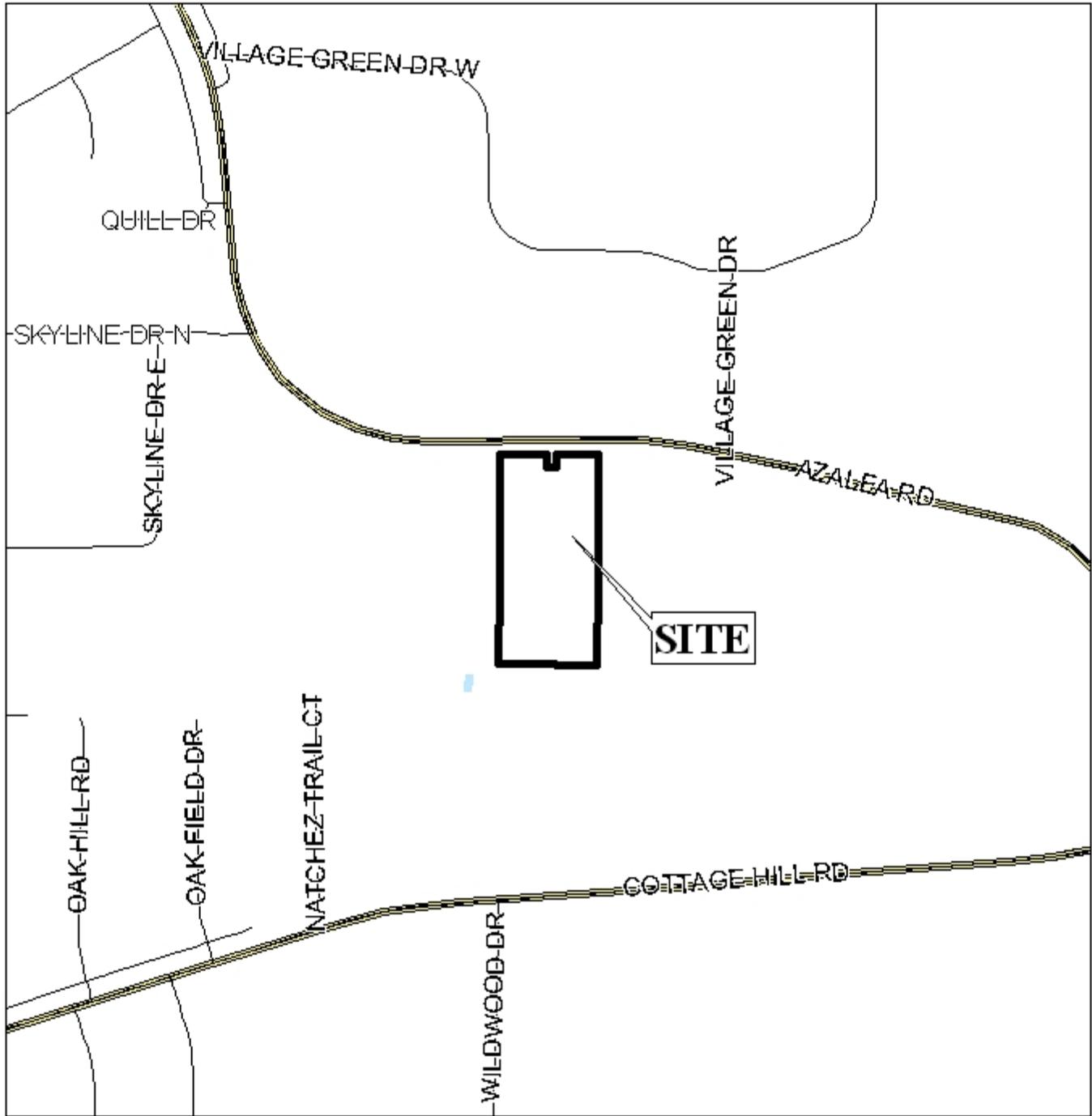
The applicant submitted a revised plat accurately illustrating the boundaries of the proposed subdivision. As mentioned earlier, there is a section (40' x 30') of an existing driveway which bisects the service road. In order to clear up the confusion, the applicant has offered to dedicate this section of property, along with the 10' widening strip for Hillcrest Road. This brings dedication to a total of 50', which includes the service road dedication as originally required.

The proposed lot is not labeled; thus, the plat should be revised to label the lot as "Lot 1."

Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Dedication of the 10' widening strip and the 40' x 30' section of driveway;*
- 2) Placement of a note on the final plat stating that the site is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 3) Depiction of the 25' minimum building setback line from Hillcrest Road on the final plat;*
- 4) Labeling of the lot with it's size in square feet, or the provision of a table on the plat with the same information;*
- 5) Labeling of the lot as "Lot 1"; and*
- 6) 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.*

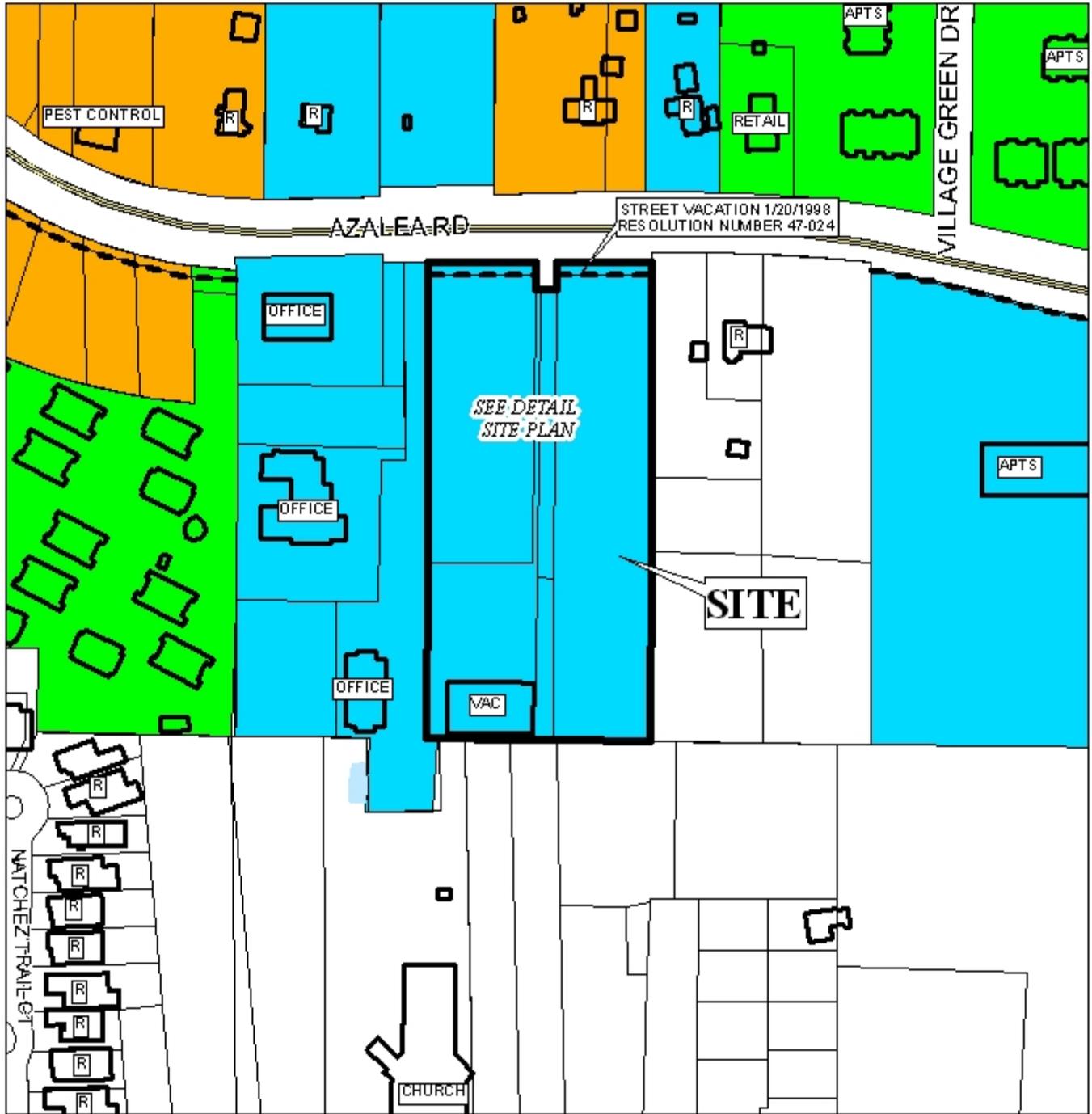
LOCATOR MAP



APPLICATION NUMBER 8 DATE September 18, 2008
APPLICANT New Horizons Credit Union Subdivision
REQUEST Subdivision



NEW HORIZONS CREDIT UNION SUBDIVISION



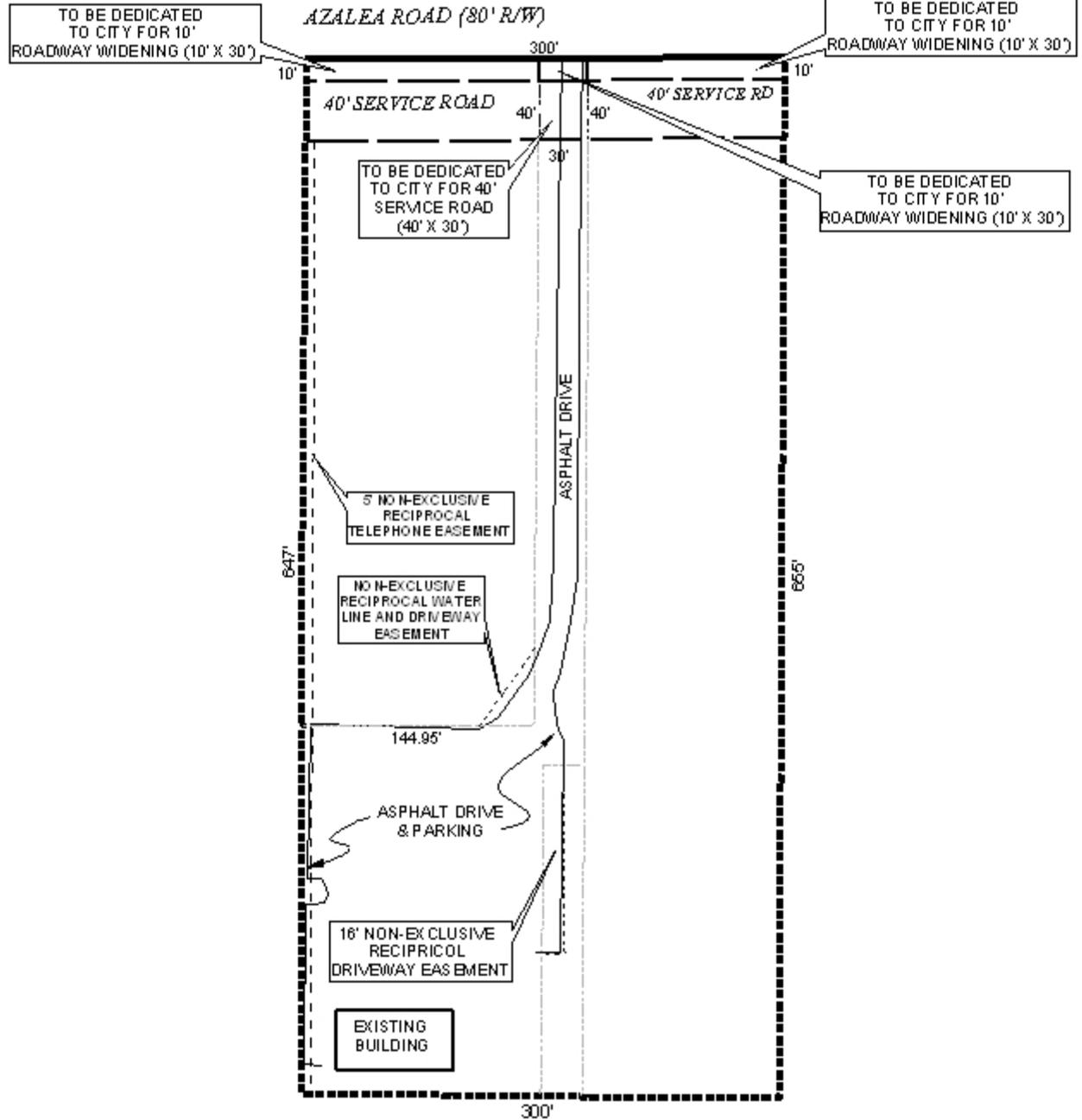
APPLICATION NUMBER 8 DATE September 18, 2008

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



APPLICATION NUMBER 8 DATE September 18, 2008
 APPLICANT New Horizons Credit Union Subdivision
 REQUEST Subdivision



NEW HORIZONS CREDIT UNION SUBDIVISION



APPLICATION NUMBER 8 DATE September 18, 2008

