



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 17, 2016

Don Williams, Agent
316 Wacker Lane North
Mobile, AL 36608

Re: 2749 Sollie Road & 7000 Shadow Creek Drive
(East side of Sollie Road, at the West terminus of Charleston Point Court,
extending to the South terminus of Churchbell Drive).
Council District 6
SUB2016-00056
Shadow Creek Subdivision
15 Lots / 20.7± Acres

Dear Applicant(s):

At its meeting on June 16, 2016, the Planning Commission considered the above referenced subdivision.

After discussion and with a waiver of Section V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) final Plat to be completed by either a licensed professional land surveyor or engineer;
- 2) provision of a restriction in the subdivision covenants limiting the use of Lots 9 and 10 to single-family dwellings, and provision of a copy of the covenants at time of plat signing to the Planning & Zoning Department;
- 3) placement of a note on the Final Plat stating that Lots 1 and 15 are denied access to Sollie Road, and that all lots are limited to one curb cut to Shadow Creek Drive, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) retention of all illustrated common areas;
- 5) placement of a note on the Final Plat stating that maintenance of all common areas shall be the responsibility of the property owners;
- 6) illustration of at least a minimum 25' building setback line for each lot on the Final Plat;

Shadow Creek Subdivision
June 17, 2016

- 7) illustration of the lot sizes, for each lot, in square feet and acres on the Final Plat, or furnishing of a table providing the same information on the Final Plat;
- 8) placement of a note on the Final Plat stating that no structures shall be erected in any easements;
- 9) revision of the Final Plat to correctly label Sollie Road and its right-of-way width;
- 10) compliance with Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A) Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) The existing detention pond appears to extend outside of the proposed subdivision onto two (2) separate parcels. Provide draft covenants that shows how these offsite areas are going to be able to be maintained by the Shadow Creek subdivision owners? C) Show and label the delineated wetlands. D) Provide a Location Map. E) Show and label all existing and proposed easements. F) Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. G) Provide a written legal description for the proposed subdivision and matching bearing and distance labels. H) Show and label all flood zones. I) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J) Show and label each and every Right-Of-Way and easement. K) Provide and label the monument set or found at each subdivision corner. L) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. M) Provide the Surveyor's Certificate and Signature. N) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. O) The subdivision receives drainage from a public street and other private drainage. These drainage easements will be required to be labeled as either PUBLIC (Dedicated to the City of Mobile) or PRIVATE drainage easement; the width and alignment of the easements shall be coordinated with, and approved by, the City Engineer. P) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. Q) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. R) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. S) Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. T) After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.);*

Shadow Creek Subdivision
June 17, 2016

- 11) compliance with Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 12) compliance with 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 2015-116 and City Code Chapters 57 and 64).);*
- 13) compliance with Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).);* and
- 14) completion of the Subdivision process prior to any requests for new home construction.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

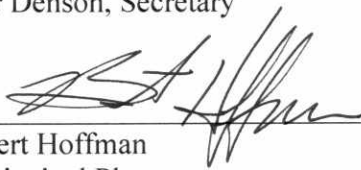
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____


Bert Hoffman
Principal Planner

cc: Shadow Creek Corp.