

## **ADDITION TO SHADOW CREEK SUBDIVISION**

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, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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).

MAWSS Comments: No comments received.

The plat illustrates the proposed 1.3± acres, 2 lot subdivision which is located at the East terminus of Shadow Creek Drive, and extending West to Sollie Road. and is in Council District 6. The subdivision is served by public water and public sanitary sewer.

The purpose of this application is to create a 2-lot subdivision from an existing metes and bounds parcel that was illustrated as being “not included” on the original Shadow Creek subdivision plat, and leave a large portion of the parcel designated as future development.

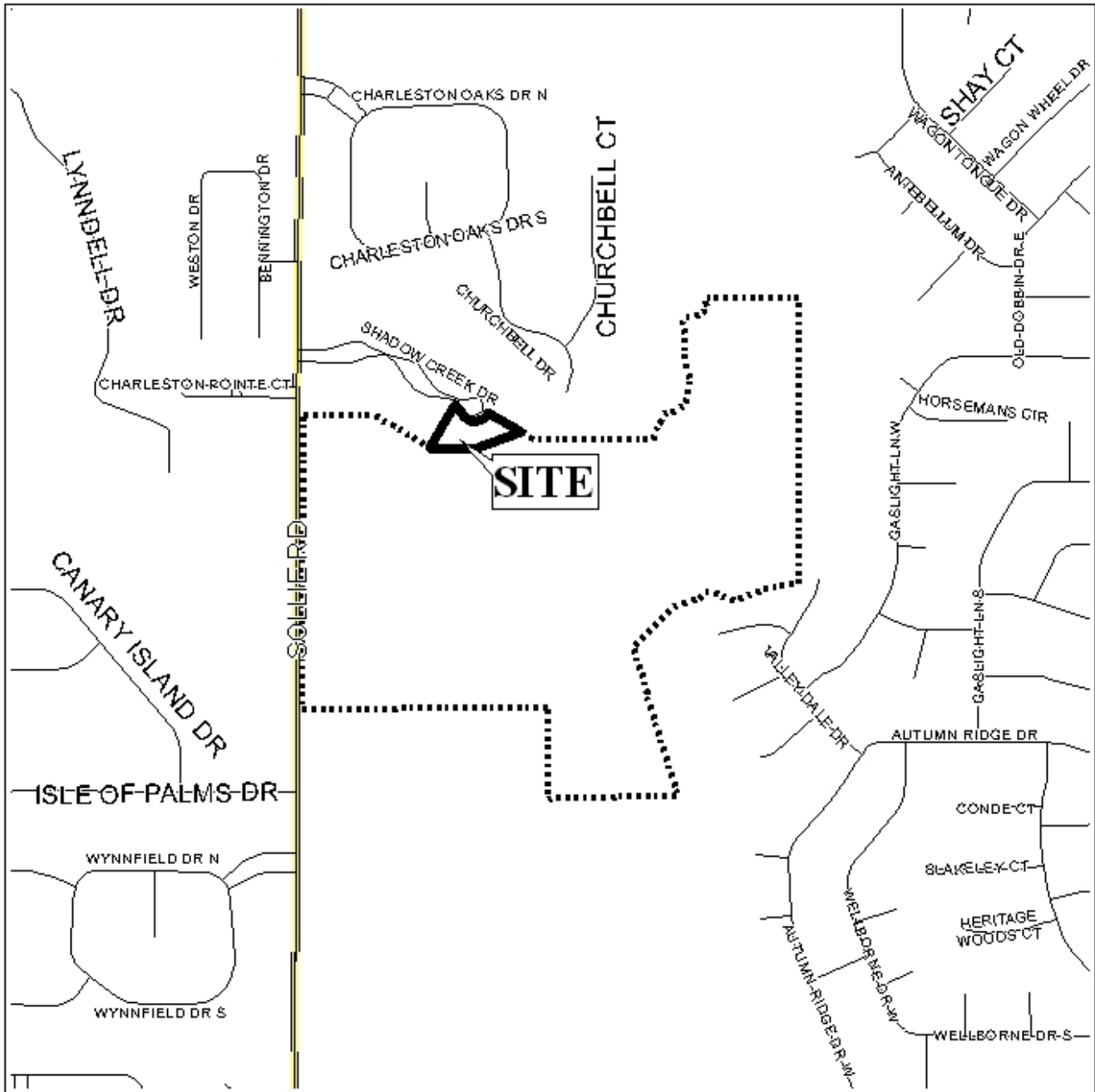
Both the proposed Lot 1 and the proposed Lot 2 have adequate frontage on Shadow Creek Drive, and neither of the proposed lots are corner lots. Shadow Creek Drive is a minor street with adequate right-of-way, therefore, no dedication should be required. Given the amount of street frontage as illustrated for each proposed lot, the site should be limited to one curb cut for each lot.

The plat illustrates the minimum building setbacks, and no change should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the final plat stating that both lots are limited to one curb-cut to Shadow Creek Drive, with the size, design and location to be approved by Traffic Engineering and to conform with AASHTO standards; and
- 2) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat with the same information.

# LOCATOR MAP

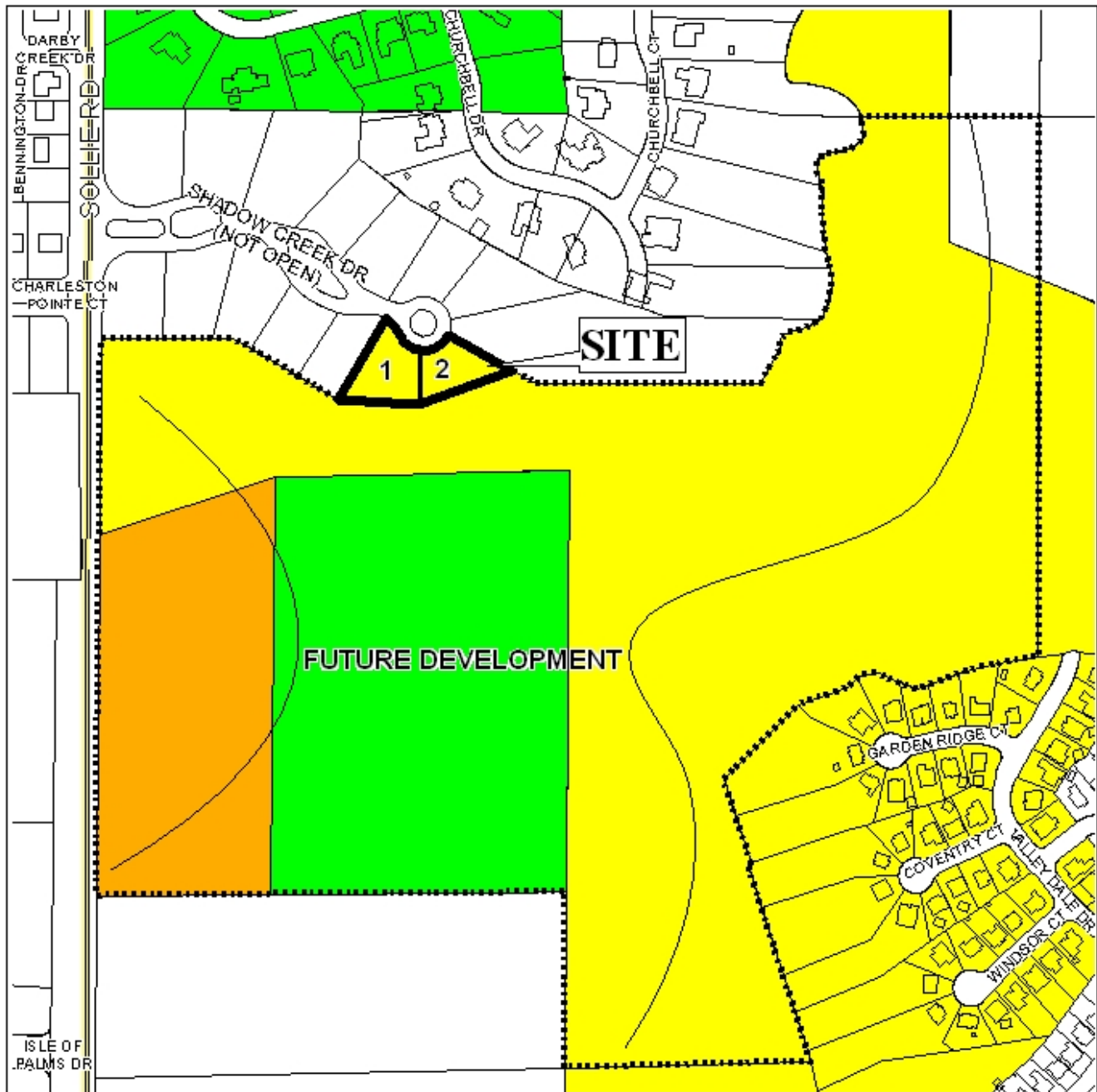


APPLICATION NUMBER 12 DATE July 5, 2007  
APPLICANT Addition to Shadow Creek Subdivision  
REQUEST Subdivision



NTS

# ADDITION TO SHADOW CREEK SUBDIVISION



APPLICATION NUMBER 12 DATE July 5, 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 |
|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|



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