

SHANA COURT SUBDIVISION, FIRST ADDITION,
RESUBDIVISION OF LOTS 5 & 6

Engineering Comments: Show minimum Finished Floor Elevation on plat and plans. 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.

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-Rescue Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Fire hydrants shall be provided per Section 508.5.1 of the 2003 IFC. Access to building shall be provided per Section 503.1.1 & 503.2.1 of the 2003 IFC.

The plat illustrates the proposed 2-lot, 2.15± acre subdivision which is located on the West side of Shana Drive at its South terminus, and is in Council District 4. The applicant states the property is served by public water and sewer.

The purpose of this application is to subdivide two existing lots of record into two reshaped legal lots, simply relocating an interior lot line.

Proposed lots 5A and 6A have frontage on Shana Drive, a minor street with an existing right-of-way width of approximately 50 feet. As a means of access management, a note should be placed on the final plat, if approved, stating there is to be one curb cut per lot to Shana Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The lot sizes in square feet and acreage are indicated on the plat. The lot sizes in square feet, at a minimum, should also be depicted on the final plat, or a table provided furnishing the same information, if approved.

The southern portion of the site is bounded by Muddy Creek, and wetlands and associated with the creek may occur on a portion of the site. The site, additionally, appears to be partially located in the “floodway” and “100-year” frequency flood zone as depicted on FEMA maps, and

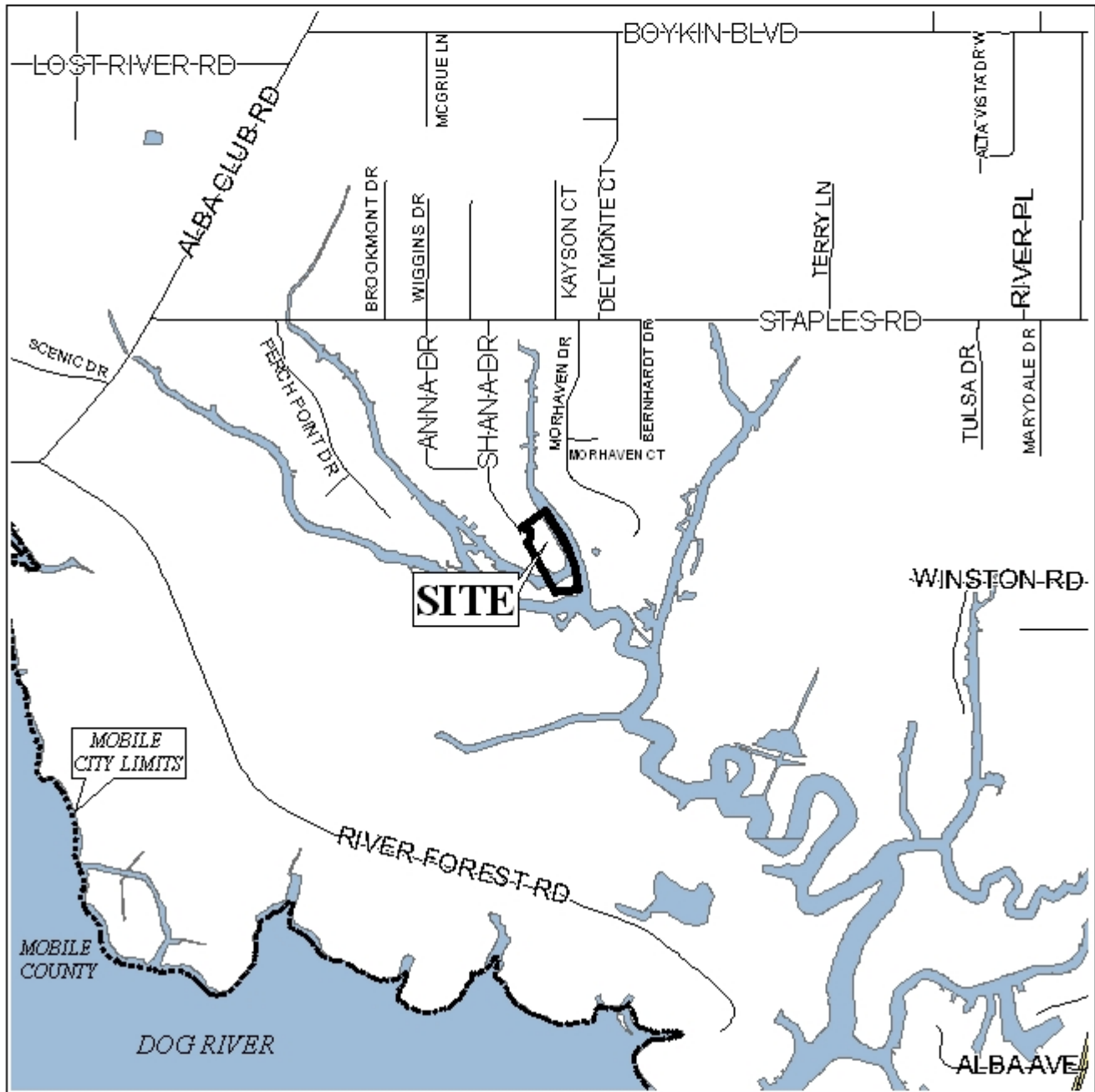
thus may be subject to flooding. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

Finally, 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 this 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 the plat be recommended for Tentative Approval based on the following conditions:

- 1) placement of a note stating that lots 5A and 6A are limited to one curb cut each onto Shana Drive with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) labeling of each lot with its size in square feet;
- 3) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities; and
- 4) 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



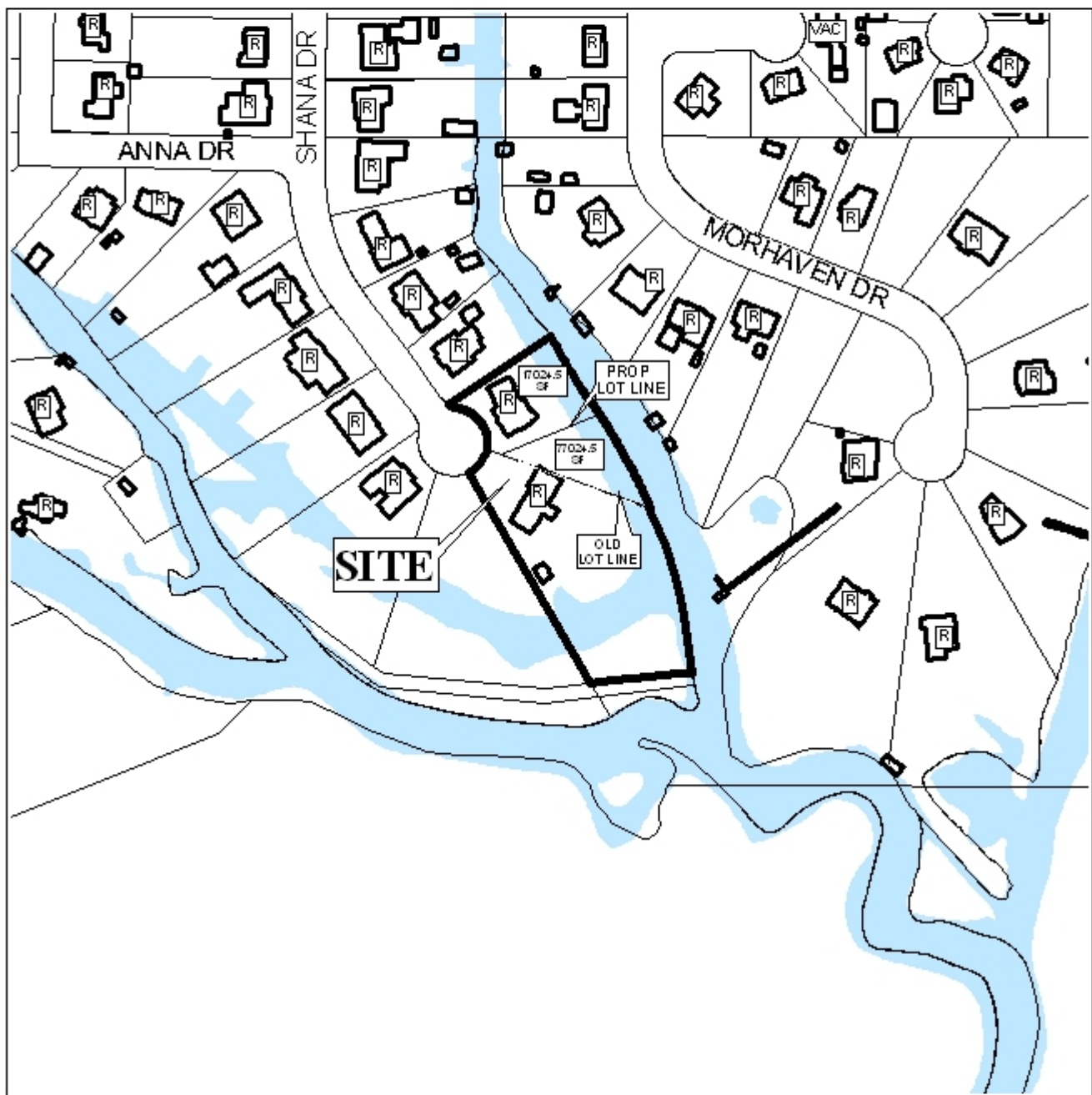
APPLICATION NUMBER 25 DATE March 6, 2008

APPLICANT Shana Court Subdivision, First Addition, Resubdivision of Lots 5 & 6

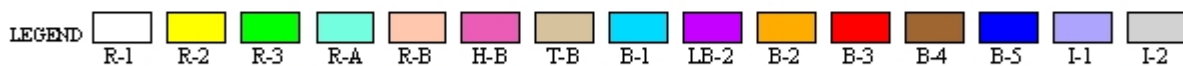
REQUEST Subdivision



SHANA COURT SUBDIVISION, FIRST ADDITION, RESUBDIVISION OF LOTS 5 & 6



APPLICATION NUMBER 25 DATE March 6, 2008



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