

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 6, 2011

Ozalyn Ross  
3559 Riviere Du Chien Road  
Mobile, AL 36693

**Re: Case #SUB2011-00041**

**Ross-Whiting Pointe Subdivision**

Southwest corners of Riviere Du Chien Road and Riviere Du Chien Loop West.

**Number of Lots / Acres:** 2 Lots / 5.4± Acres

**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4

Dear Applicant(s):

At its meeting on May 5, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Final Plat providing the same information;**
- 2) **retention of the 25' minimum building setback line on the Final Plat;**
- 3) **dedication of the corner radius at the Southwest corner of Riviere du Chien Road as illustrated;**
- 4) **placement of a note on the Final Plat stating that Lot 1 is limited to one curb-cut, and Lot 2 is limited to two curb-cuts, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local agencies for wetland and floodplain issues would be required prior to the issuance of any permits or land disturbance activities;**
- 6) **placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,**
- 7) **subject to the Engineering comments: *(Show Minimum Finished Floor Elevation on each lot on the plat. Add a note to the plat that there is to be no fill placed within the limits of the flood plain without providing compensation.***

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*Any areas receiving drainage from a public street will require a drainage easement, the width and alignment of any required easement shall be coordinated with the City Engineer. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit).*

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 (DXF or DWG – AutoCAD 2007 compatible) 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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Rowe Surveying and Engineering Co., Inc.