

NAUTICAL POINTE SUBDIVISION

Engineering Comments: Show minimum finished floor elevation on the lot as 12.77' on plat, which is one foot above the Hurricane Katrina high water elevation in the area. No fill or grading allowed in VE zone, per FEMA regulations; add note to the plat to this effect. 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. No fill or grading allowed in VE zone. Any construction shall be in compliance with all FEMA guidelines.

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 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 0.69± acre, 1 lot subdivision, which is located on the East side of Dauphin Island Parkway, 770'± North of Dog River, in City Council District 3. The site is served by city water and sanitary facilities.

The site was approved for a one lot subdivision in 2005 and extended in 2006; but it expired in August 2007, hence this application. However the legal description has changed since the last application to exclude 32' along the service road at the Northern part of the proposed lot. The total excluded portion of the lot is approximately 4600 square feet. It is recommended that the plat be revised to include the remainder of the metes and bounds parcel in the subdivision process.

The site fronts Dauphin Island Parkway, a proposed major street with an existing right-of-way width of approximately 160 feet. However, it should be noted that Dauphin Island Parkway, at this location, is on a bridge to cross Dog River, and is therefore above the site. Access to the site is via a service road that passes underneath the bridge structure.

Due to the width of the lot fronting onto the service road, the site should be limited to a maximum of two curb-cuts, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Furthermore, as Dauphin Island Parkway is a state highway, review of the access by the Alabama Department of Transportation may be required.

The site appears to be located in the 100-year floodplain for Mobile Bay, and thus is potentially subject to tidal flooding and storm surge during storm events. Wetlands may occur on the site, or in close proximity to the site. Therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

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, this application is recommended for a holdover to allow the applicant to submit a revised plat including the remainder of the metes bounds parcel in the subdivision.

Revised for the February 7th meeting:

The application was held over to allow the applicant to submit a revised plat including the remainder of the metes and bounds parcel in the subdivision. The applicant submitted a copy of a Quick Claim Deed verifying that the excluded portion of the subject parcel was given to the Mobile Yacht Club. This was done as a settlement of a property line dispute, which was referenced/discussed during the original applications. Additionally, a letter was submitted by a Mobile Yacht Club representative stating that they do not wish to be a part of the subdivision.

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

- 1) placement of a note on the final plat stating that the lot is limited to two curb cuts to Dauphin Island Parkway service road, with the size, location, and design to be approved by City of Mobile Traffic Engineering, Alabama Department of Transportation, and conform to AASHTO standards;*
- 2) the applicant receive the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits;*
- 3) labeling of the lot with its size in square feet, or the provision of a table on the plat with the same information;*
- 4) placement of a note on the plat / site plan stating that the site will be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and*

- 5) *Subject to Engineering comments:* Show minimum finished floor elevation on the lot as 12.77' on plat, which is one foot above the Hurricane Katrina high water elevation in the area. No fill or grading allowed in VE zone, per FEMA regulations; add note to the plat to this effect. 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. No fill or grading allowed in VE zone. Any construction shall be in compliance with all FEMA guidelines.

LOCATOR MAP



APPLICATION NUMBER 20 DATE January 3, 2008

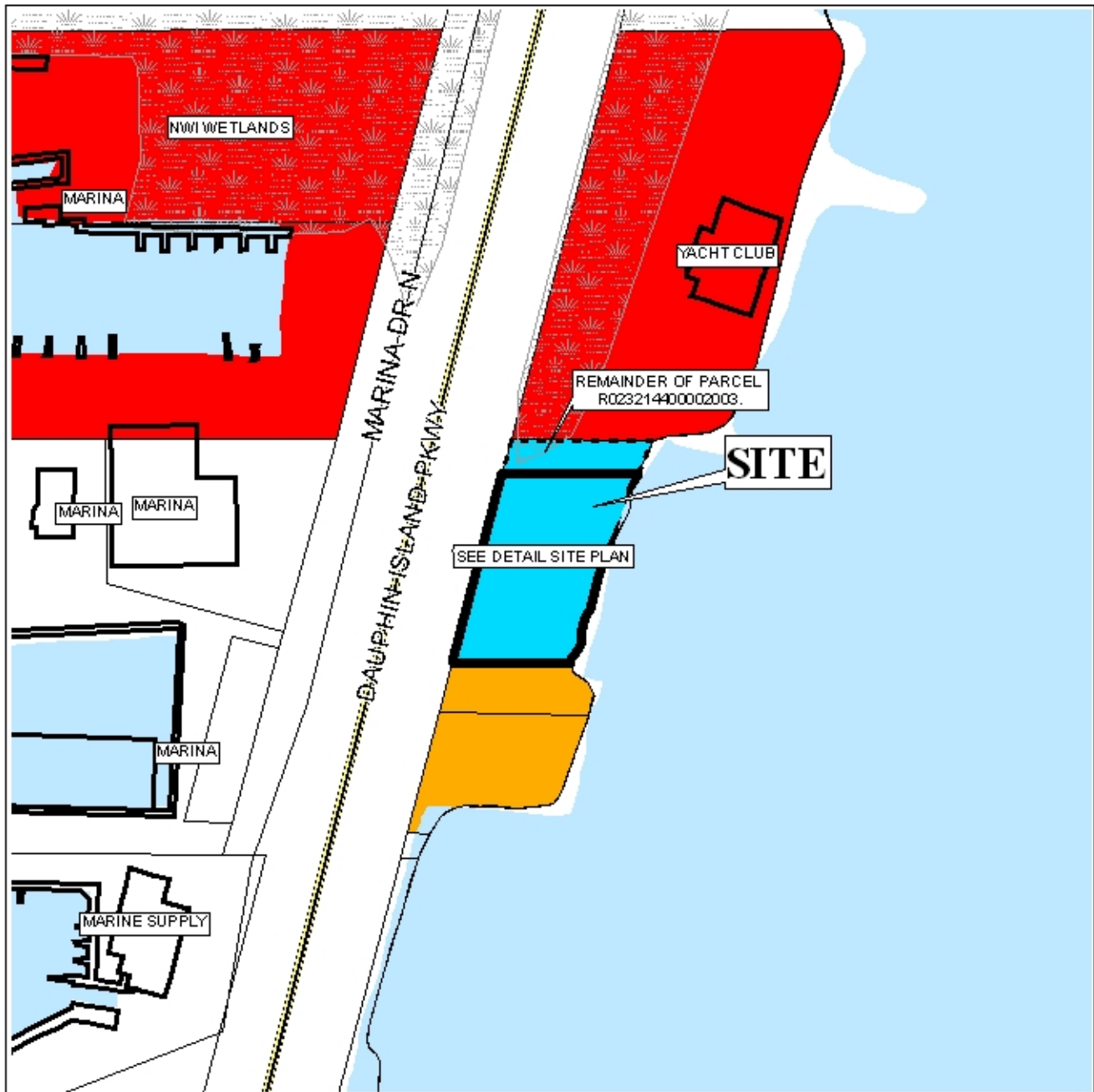
APPLICANT Nautical Pointe Subdivision

REQUEST Subdivision



NTS

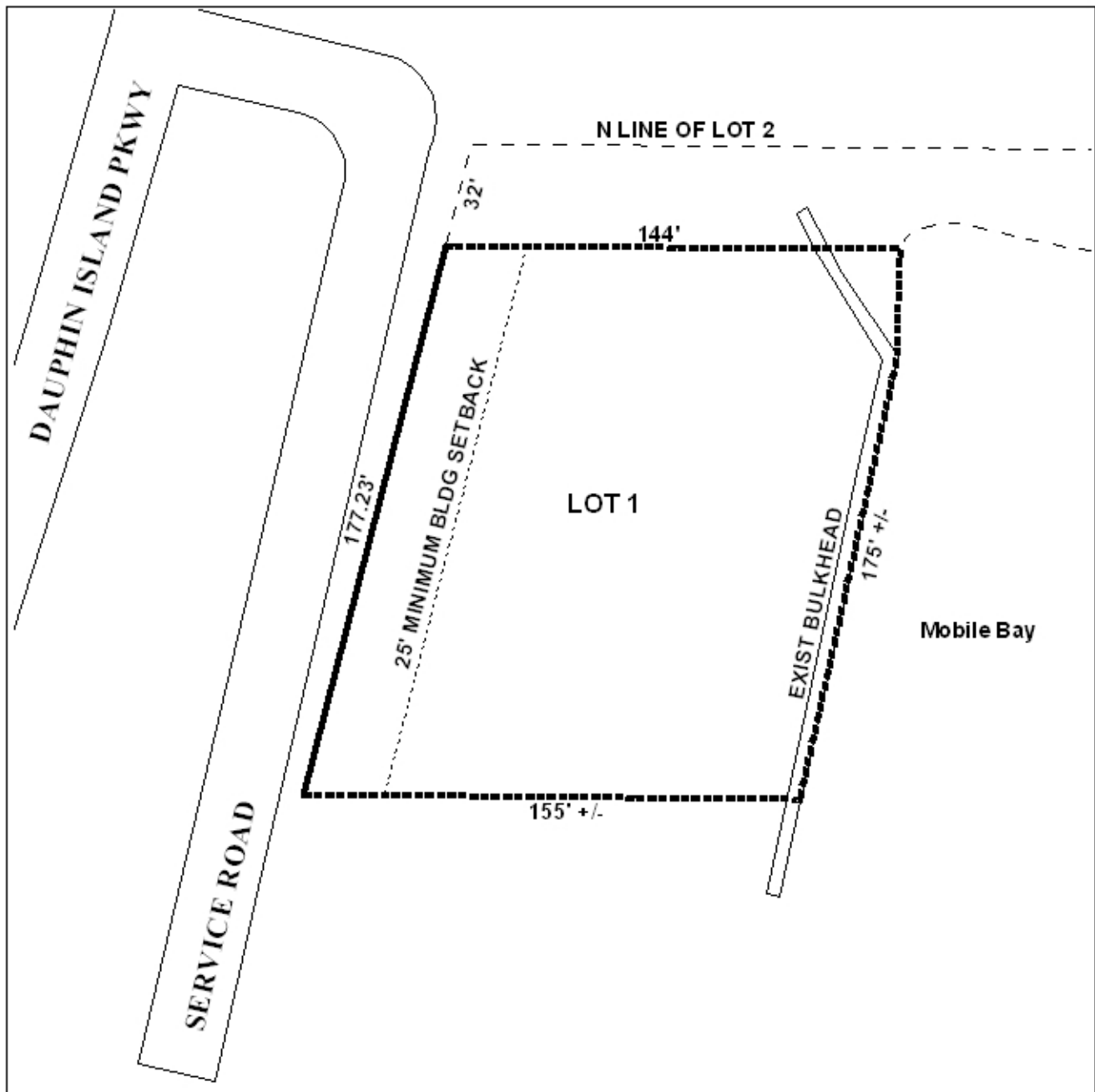
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DETAIL SITE PLAN



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APPLICANT Nautical Pointe Subdivision

REQUEST Subdivision



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