

ROSS-WHITING POINTE SUBDIVISION

RESUBDIVISION OF LOT 2

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity.
- B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #88) each lot will receive the following historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition, as follows: LOT 1 – NONE; LOT 2 –NONE.
- C. Add a note to the SUBDIVISION PLAT stating that each residential lot will be allowed to add the following impervious area to the lot before storm water detention is required to be provided: LOT A – 2,000 sf, LOT B – 2,000 sf.
- D. 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.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- G. 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, and approved by, the City Engineer.
- H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWWS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 2-lot, 3.9± acre subdivision, which is located at the Southwest corner of Riviere du Chien Road At its intersection with Riviere du Chien Loop West, in Council District 4. The applicant states the site is served by city water and sewer services.

The subject site is Lot 2 of Ross-Whiting Subdivision, approved by the Commission in May, 2011. The applicant now proposes to create two legal lots from the one existing lot.

Each lot meets the minimum requirements of the Subdivision Regulations. As on the preliminary plat, the Final Plat should retain the labeling of the lot sizes, or a table should be furnished on the Final Plat providing the same information. The Final Plat should also retain the 25' minimum building setback line.

A note on the preliminary plat states that Lot 2 is limited to two curb cuts. As this is a copy of the note on the original recording of Ross-Whiting Subdivision, this note should be revised for the proposed two lots. As a means of access management, Lot A should be limited to one curb cut and Lot B should be limited to two curb cuts, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

It should be noted that the site is located within the X-unshaded, X-shaded and AE flood zones as shown on FEMA Flood Insurance Rate Maps. The site borders on a lake associated with NWI wetlands according to GIS data. The presence of wetlands and floodplains would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities. The note on the plat stating such should be retained.

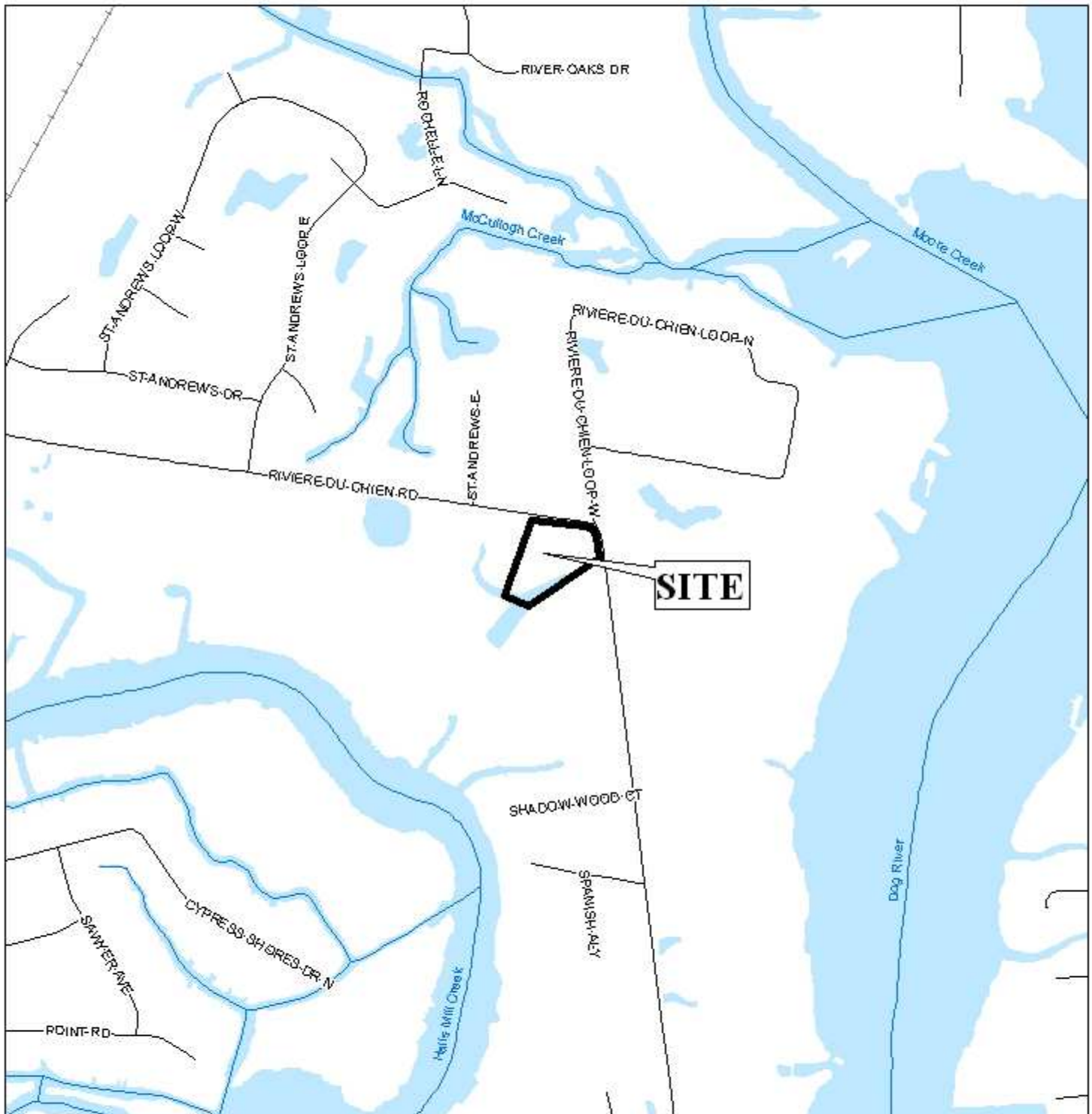
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. The note on the plat stating such should be retained.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) retention of the labeling of the lots with their sizes 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) revision of the plat note concerning curb cuts to state that Lot A is limited to one curb cut, and Lot B is limited to two curb cuts, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;

- 4) retention of the 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;
- 5) retention of the 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;
- 6) subject to the Engineering Comments: *[The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:*
 - A. *Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity.*
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 - E. *Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.*
 - F. *Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.*
 - G. *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, and approved by, the City Engineer.*
 - H. *Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];*
- 7) subject to the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) subject to the 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).] ;and*
- 9) subject to the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.)*

LOCATOR MAP



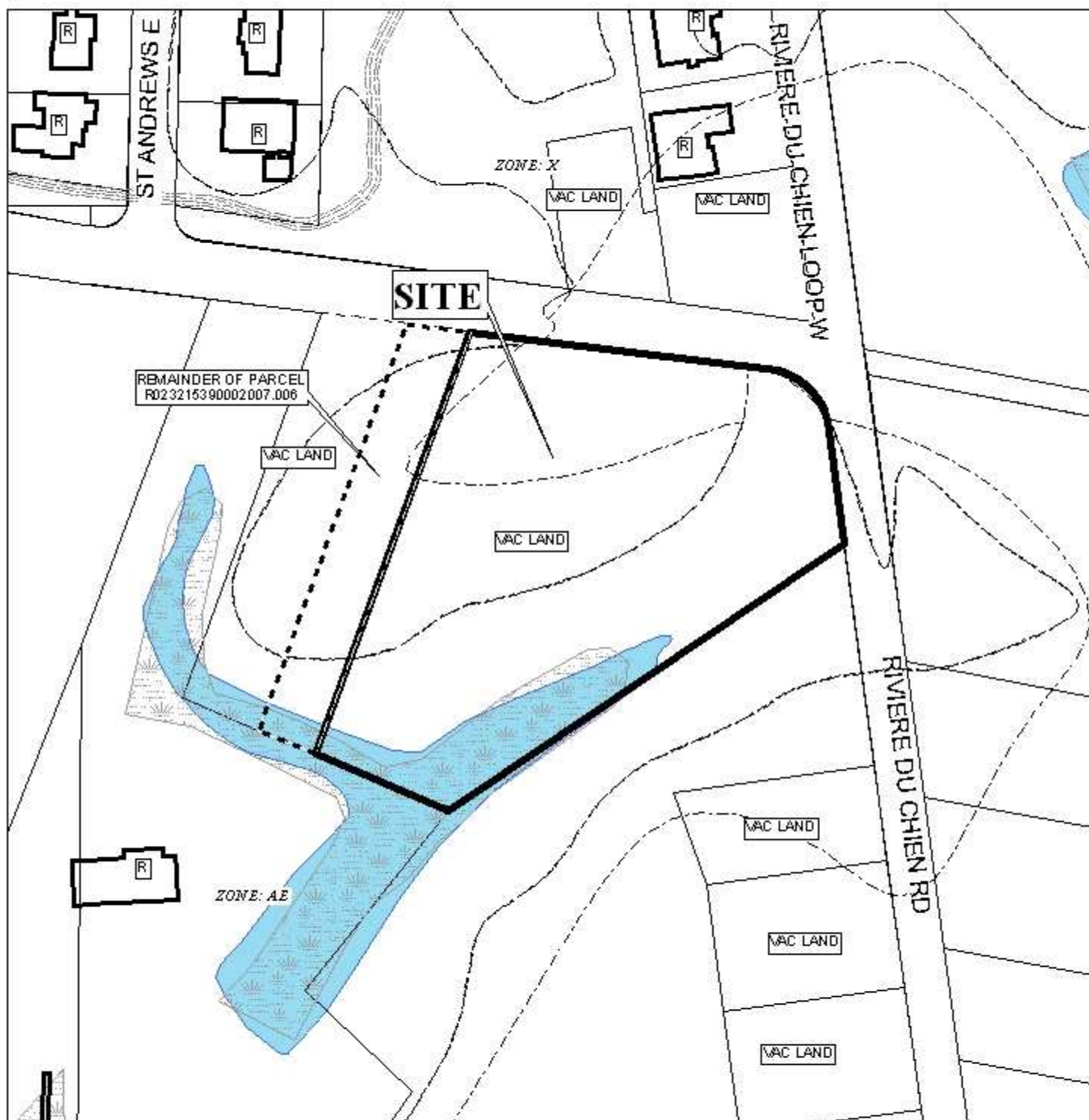
APPLICATION NUMBER 5 DATE July 17, 2014

APPLICANT Ross-Whiting Pointe Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



ROSS-WHITING POINTE SUBDIVISION, RESUBDIVISION OF LOT 2

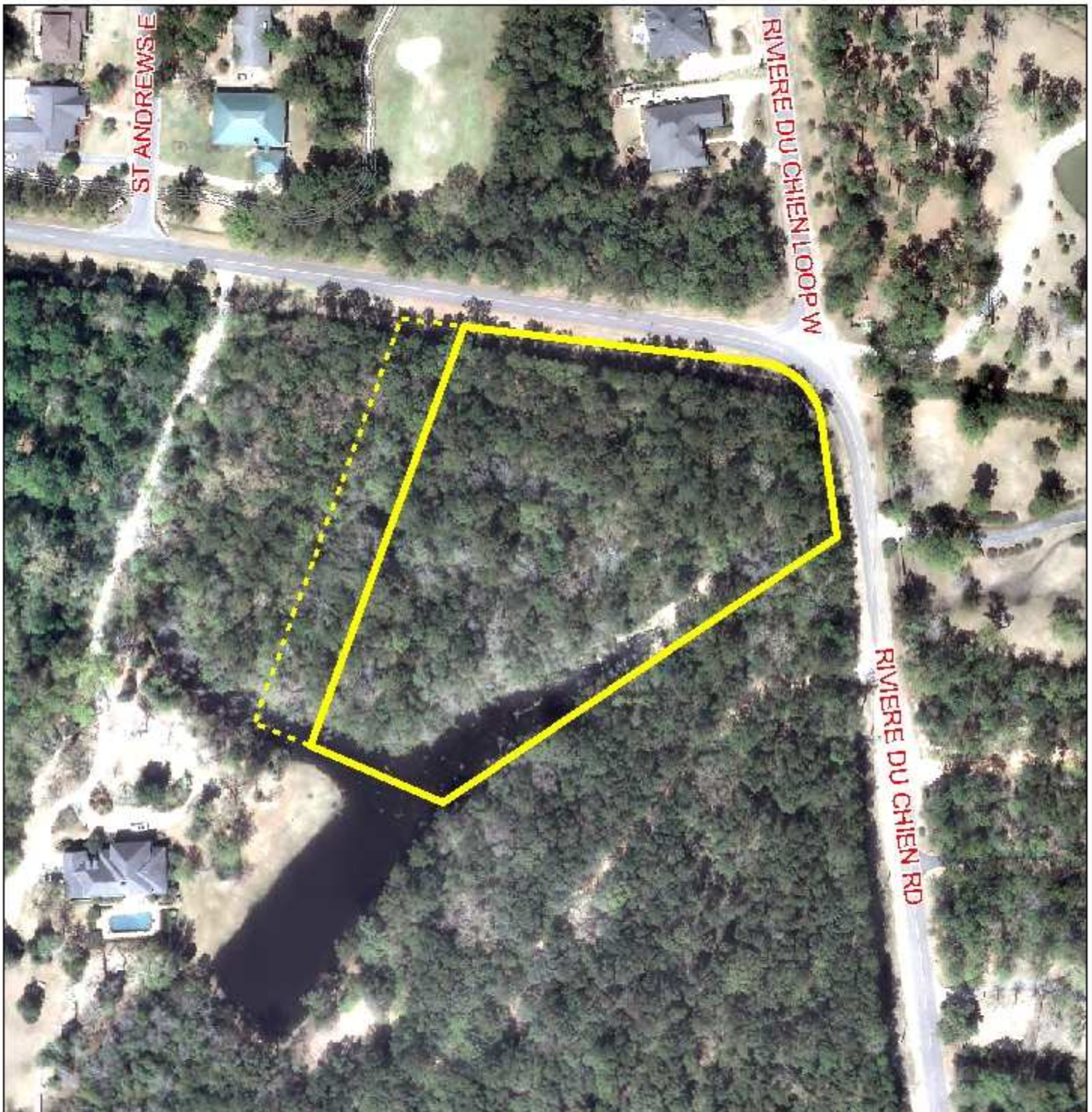


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
SP-L	SP-M	LB-2	B-4	I-2	SD	T4	T6



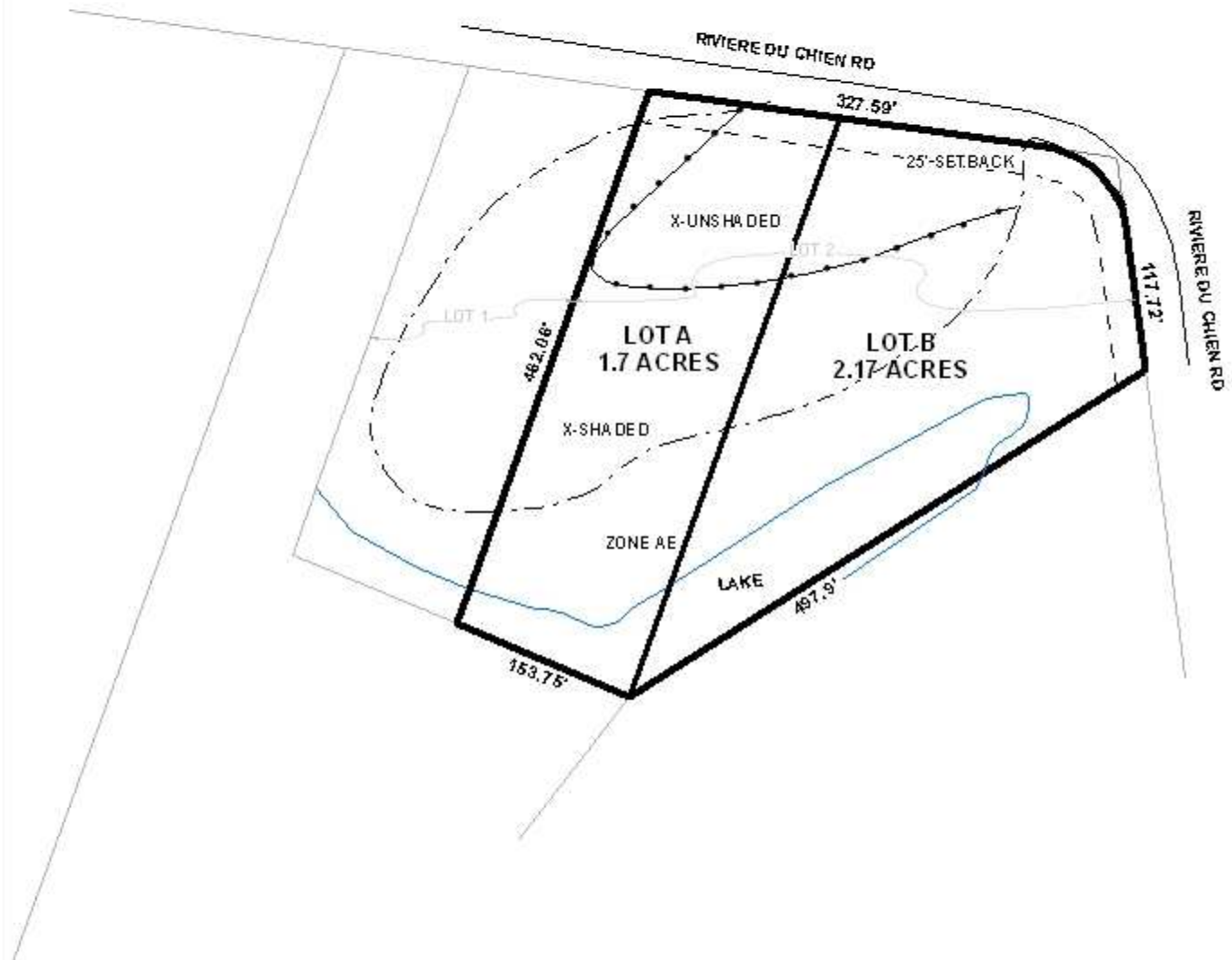
**ROSS-WHITING POINTE SUBDIVISION,
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DETAIL SITE PLAN



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REQUEST Subdivision

