

ROSS-WHITING POINTE SUBDIVISION

Engineering Comments: Show Minimum Finished Floor Elevation on each lot on 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. 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 storm water 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.

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, 5.4± acre subdivision, which is located at the Southwest corner of Riviere du Chien Road and 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 a portion of Lot 2, Ross Point Subdivision, which was approved by the Commission in 1993. The current applicant was also the applicant/owner for that subdivision. In 1995, the applicant sold Lot 2, Ross Point Subdivision, minus the subject site, via a parcel sale. In 2003, the applicant sold the existing East parcel of the subject site to the current owner and retained the West portion of the subject site. The remaining portion of Lot 2, Ross Point Subdivision has changed owners since the original parceling, and portions of it were legally separated via Whiting Cove Subdivision, Unit One, in 2001, and Victoria Trace Subdivision, in 2003. Therefore, inclusion of the remainder of Lot 2, Ross Point Subdivision, would be impracticable. The applicant now proposes to relocate the internal property line between the two parcels.

Each lot meets the minimum requirements of the Subdivision Regulations. However, the plat should be revised to label each lot with its size in both square feet and acres, or a table should be furnished on the Final Plat providing the same information. As on the preliminary plat, the 25' minimum building setback line should also be illustrated on the Final Plat. The preliminary plat

indicates a corner radius dedication for the Southwest corner of Riviere du Chien Road, and this should also be shown on the Final Plat.

As a means of access management, Lot 1 should be limited to one curb cut and Lot 2 should be limited to two curb cuts, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

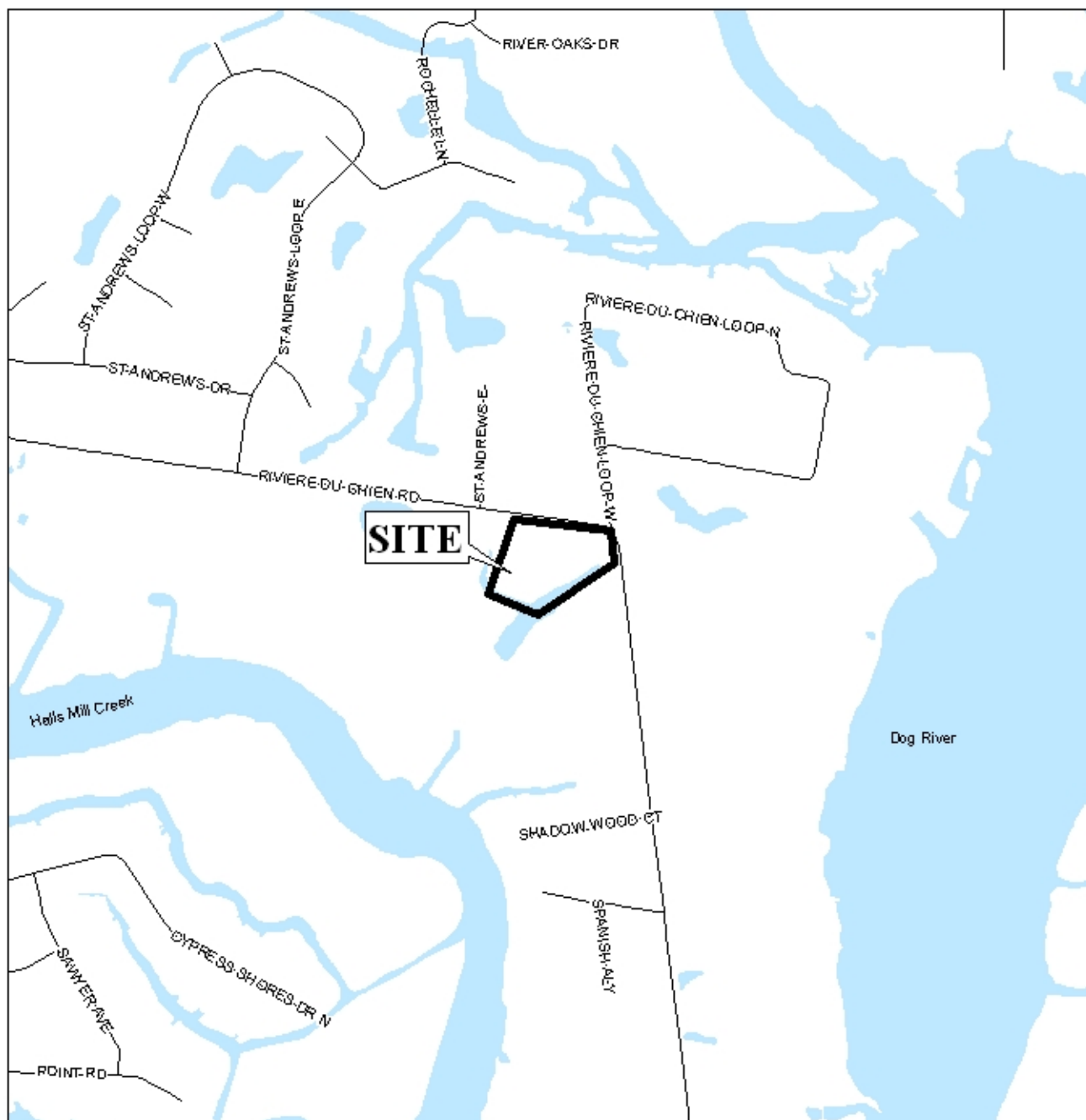
It should be noted that the site is located within the X-unshaded, X-shaded and AE flood zones as shown on FEMA Flood Insurance Rate Maps. The site borders on a lake associated with NWI wetlands according to GIS data. The presence of wetlands and floodplains would indicate that the area may be environmentally 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 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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, 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 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. 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 storm water 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).*

LOCATOR MAP



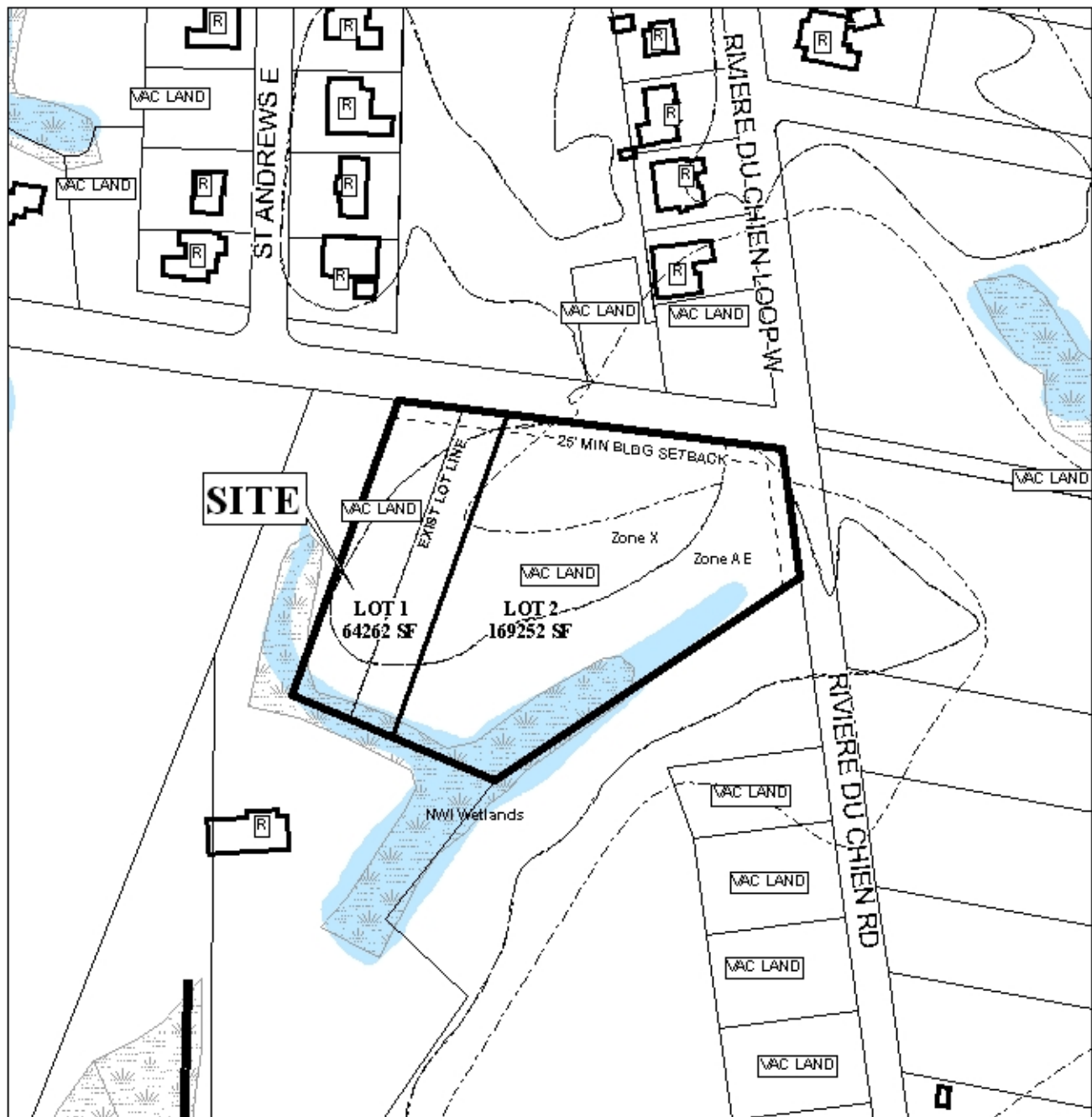
APPLICATION NUMBER 7 DATE May 5, 2011

APPLICANT Ross-Whiting Pointe Subdivision

REQUEST Subdivision



ROSS-WHITING POINTE SUBDIVISION

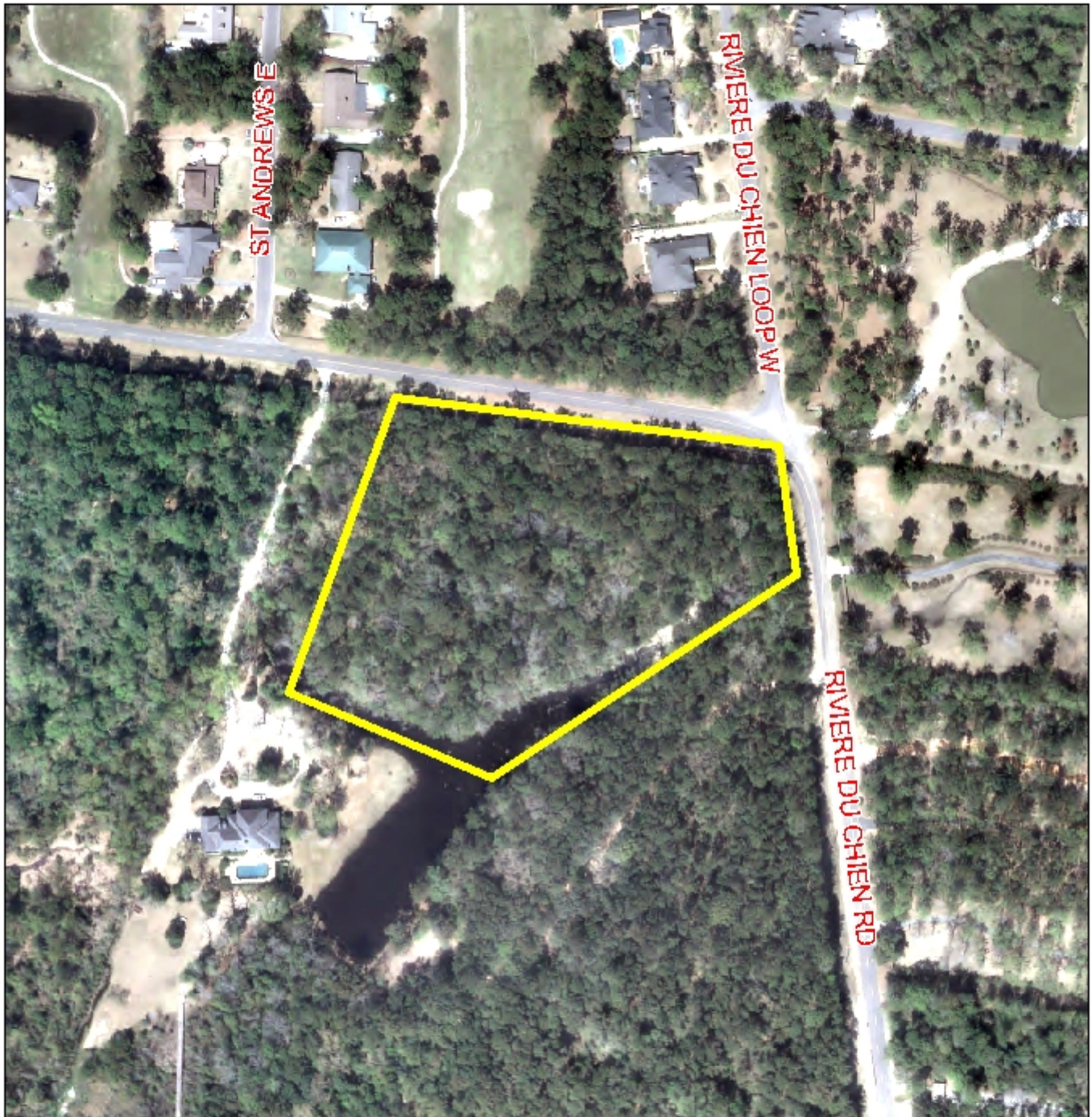


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LEGEND

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	NTS
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