

RIVERWOOD COVE SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

MAWSS 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 1.0± Acre, 1 Lot subdivision which is located at 5620 Gulf Creek Circle (North side of Gulf Creek Circle [North], 485'± West of Rabbit Creek Drive) – outside the city limits. The site is served by public water and sanitary facilities.

The purpose of this application is to subdivide a legal lot of record into one lot and a common area. While at first glance this may seem uncomplicated, a common area is intended for the common or shared use by property owners within the subdivision for which approval is sought. In this case, there is only one lot in the subdivision, and the area designated as Common Area is in actuality developed as a marina, with a boat launch, boat slips and paved parking. Therefore, it should be considered and denoted as a lot, not common area. Increasing the number of lots, even though it is by one, requires amendments to the application, the plat and notices.

Furthermore, as the proposed common area is developed with non-residential use it should be considered commercial and provide buffering as required by Section V.A.7 of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits.

Based on the preceding, it is recommended that this application be held over until the October 4 meeting to allow the applicant to revise the plat and application to reflect two lots (including the provision of new postage fees to allow for corrected notifications). Revisions and fees must be submitted by September 12.

Revised for the October 4th meeting

The applicant has submitted the revised plan and associated fees as requested.

This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

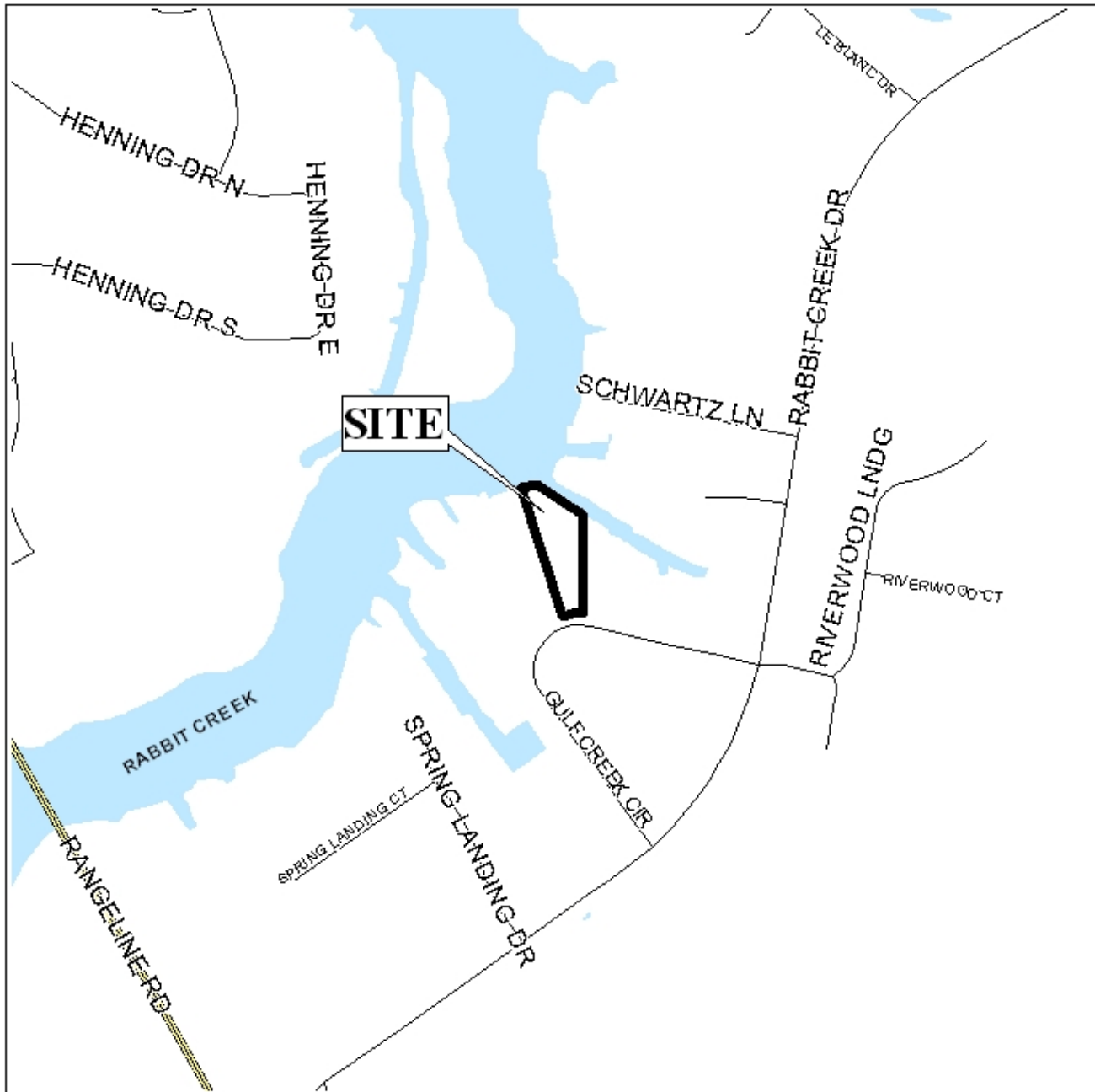
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

A large portion of the lots in question are located within the 100 floodplain for Dog River or Rabbit Creek. Additionally, the lots appear to be located within an area subject to hurricane-related storm surges. Therefore, the site would be considered environmentally sensitive, and the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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

- 1) placement of a note on the final plat stating that each lot is limited to one curb cut, with size, location and design to be approved by the County Engineering Department;
- 2) placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
- 3) Placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 4) approval of federal, state and local agencies, as necessary due to wetlands, prior to the issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 1 DATE October 4, 2007

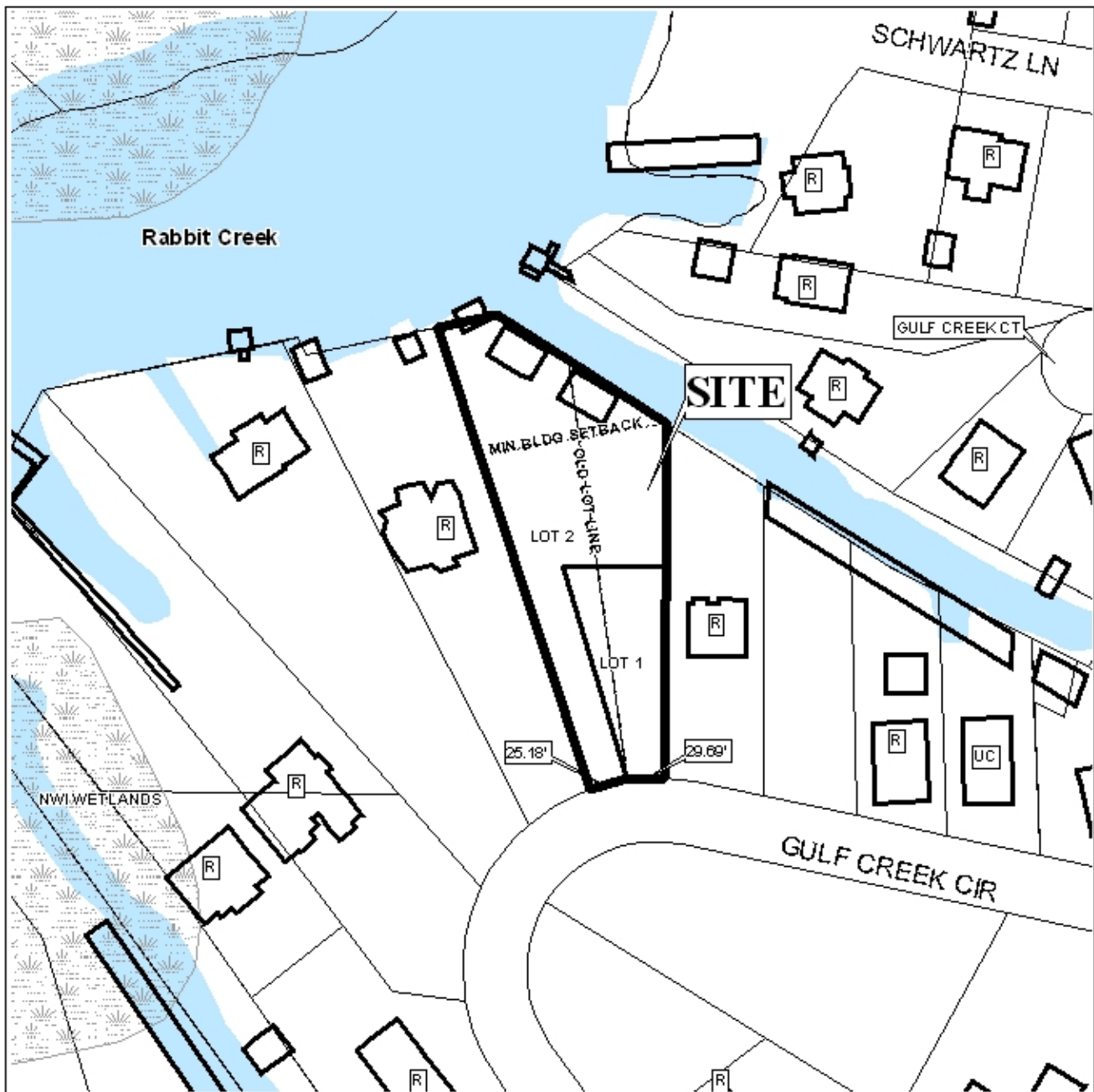
APPLICANT Riverwood Cove Subdivision

REQUEST Subdivision

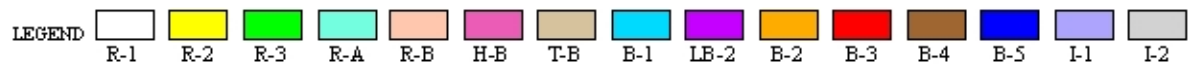


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