

## **RIVER ROAD PARK SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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 the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: Sewer would require a 700-foot extension. MAWSS has only 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 5-lot, 30.5 ± acre subdivision which is located on the East side of Dog River Road, 985'± North of Rabbit Creek Court, in the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary services.

The purpose of this application is to create five legal lots of record from four metes-and-bounds parcels.

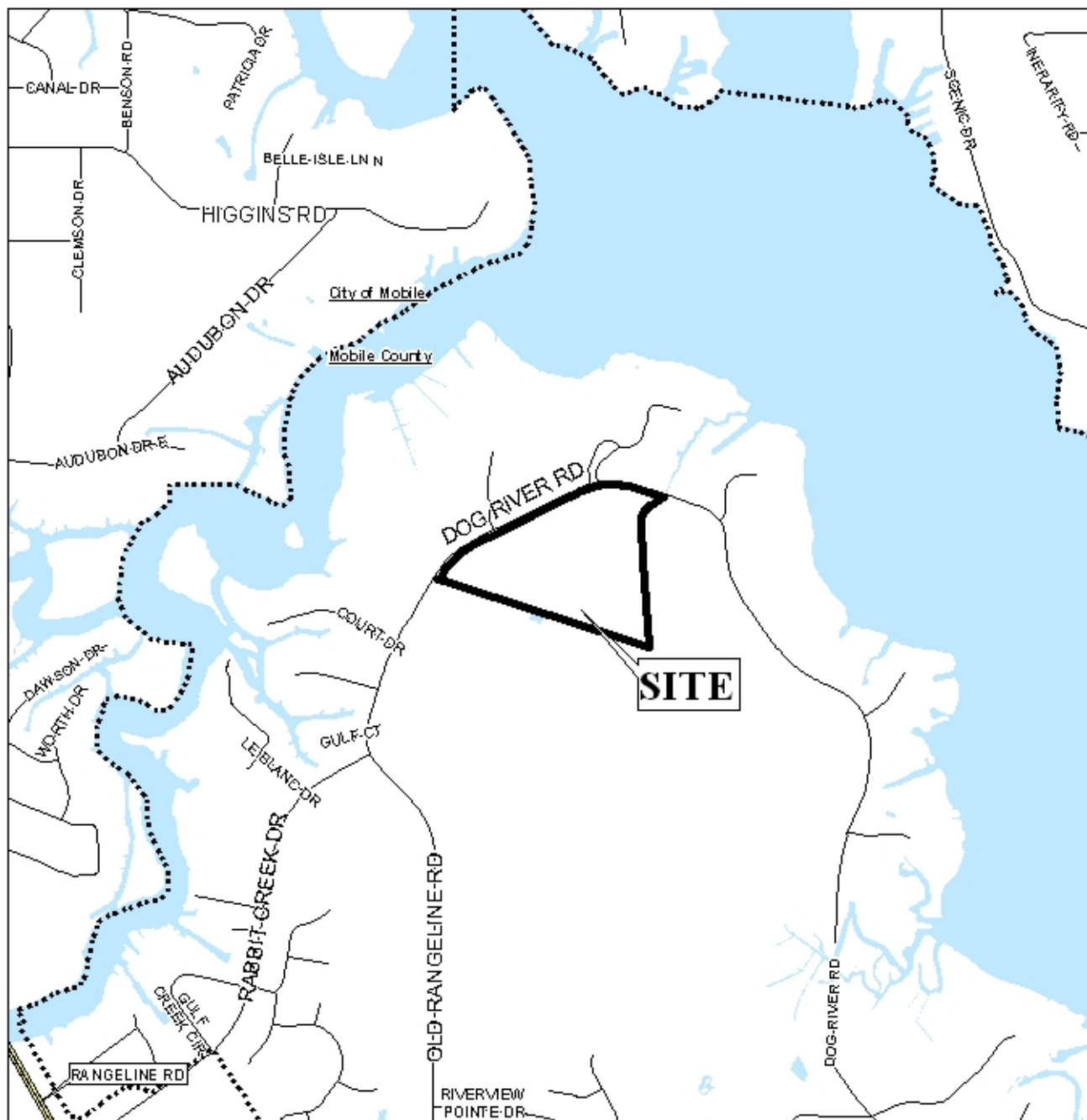
The subject site consists entirely of Lot 4, Riverview Pointe Subdivision, approved by the Commission and recorded in January, 1994. In July that same year, Lot 4 was parceled-off into four parcels without subdivision approval and sold to four of the applicants as the proposed main lots in this application. Mobile Gas Service Corporation later obtained an easement on part of the property. The applicants now desire to make the subdivision legal and also create a fifth lot to be used by the Mobile Gas Service Corporation for an existing natural gas venting station located close to Dog River Road.

A review of recorded deeds associated with the property indicates a discrepancy between the location of the proposed Lot E for the gas venting station and the plat of the recorded easement and area for the facility. Discussions with the applicants' engineer confirm the discrepancy and the intent to request a holdover to correct the error. Therefore, this application should be heldover to allow the applicants to correct the plat discrepancies.

Based on the preceding, this application is recommended for holdover to the meeting of October 21<sup>st</sup> to allow the applicants to address the following:

- 1) revision of the plat to correct the discrepancy between the location of proposed Lot E and the recorded deed and plat for the gas venting station easement and area for facilities, with the revised plat to be submitted no later than September 29.

## LOCATOR MAP



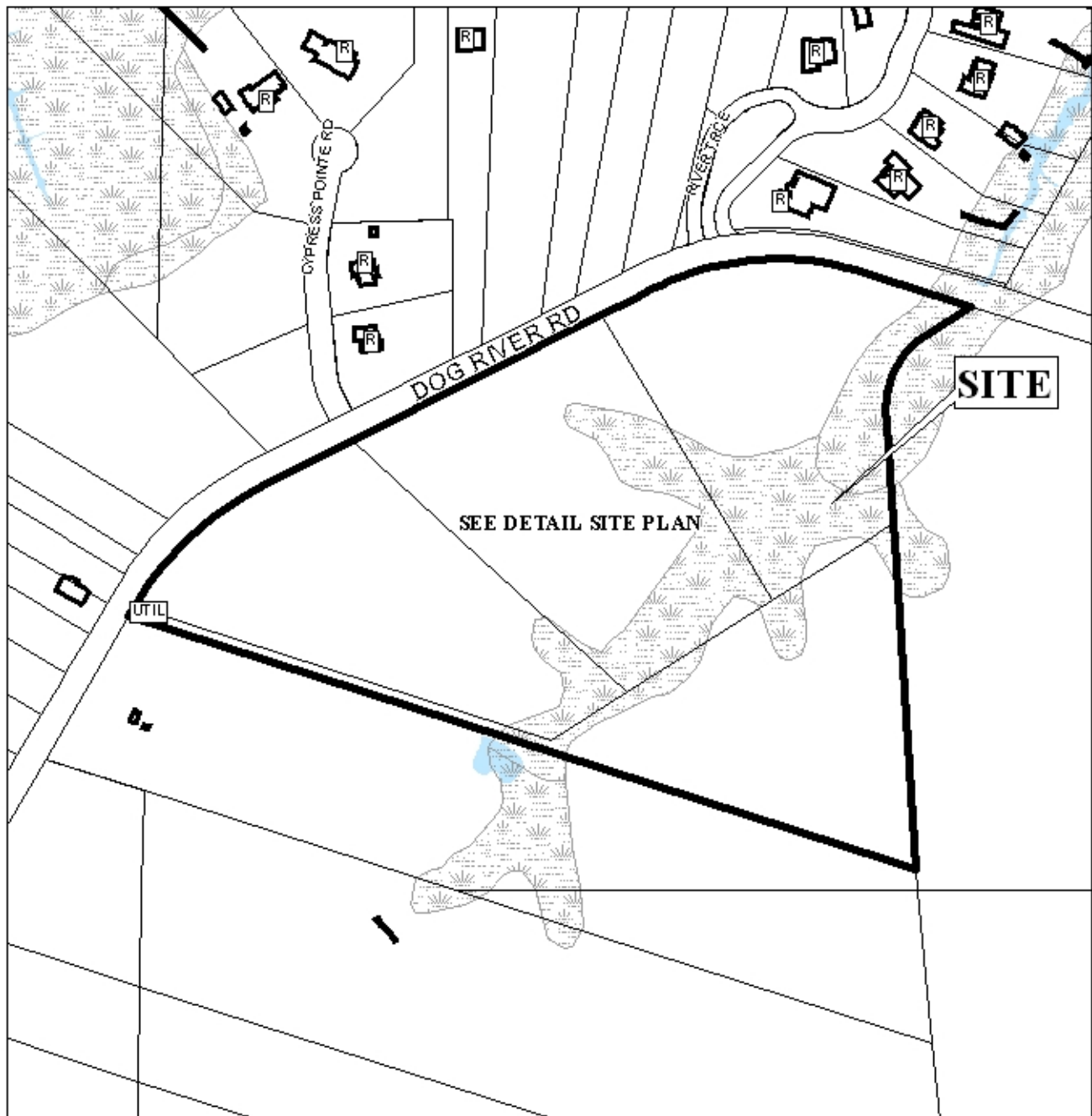
APPLICATION NUMBER 4 DATE September 16, 2010

APPLICANT River Road Park Subdivision

REQUEST Subdivision



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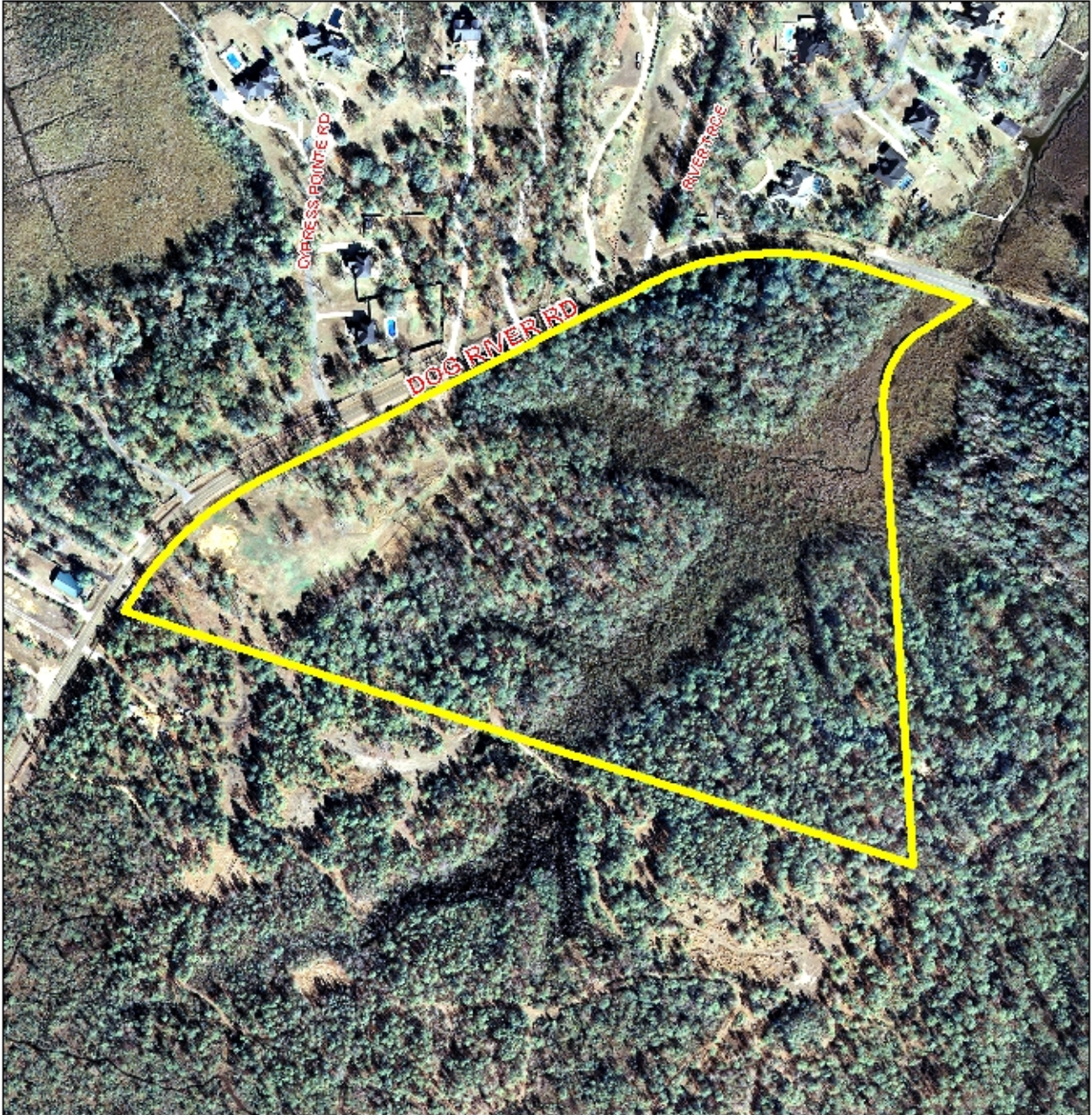
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	E-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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## DETAIL SITE PLAN



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