

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: 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.

MAWSS Comments: No comments.

The plat illustrates the proposed 3-lot, 30.5 ± acre subdivision which is located on the South side of Dog River Road, 730'± South of Rabbit Creek Road, in the Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual septic tanks.

The purpose of this application is to create three 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 the applicants. The applicants now desire to make the subdivision legal and also combine two of the existing metes and bounds parcels into one of the proposed lots. A previous application for the site as a five-lot subdivision was withdrawn at the September 16, 2010 Commission meeting.

Each lot meets the minimum requirements of the Subdivision Regulations. However, the plat should be revised to label each lot with its size in acres, or a table should be furnished on the Final Plat providing the same information. As on the preliminary plat, the 35' minimum building setback line should also be illustrated along Dog River Road for all lots on the Final Plat. The plat should be revised to also show a 25' minimum building setback line on Lot C as measured from the rear lot line of Lot A. As proposed, Lot C is partially a flag lot of irregular shape and does not meet the requirements of Section V.D.1. and V.D.3. of the Subdivision Regulations; however, the configuration has been such since the 1994 parceling of Lot 4, Riverview Pointe Subdivision, and other approved flag lots and irregularly-shaped lots are within the area. Therefore, a waiver of Sections V.D.1. and V.D.3. would be justified for Lot C. A note should be required on the Final Plat stating that future subdivision of Lot C would require additional road frontage via construction of a road or roads into Lot C.

Dog River Road is a minor street without curb and gutter, but with a compliant 60' right-of-way for such; therefore, no dedication would be required. Since each lot would have over 200 linear feet of street frontage, as a means of access management, a note should be required on the Final Plat stating that each lot is limited to two curb cuts to Dog River Road, with a curb cut on the "flagpole" of Lot C counting as one of its allowed curb cuts, with the location, size and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

It should be noted that the site is located within the X-shaded, and AE flood zones as shown on FEMA Flood Insurance Rate Maps. The site also contains NWI wetlands associated with a creek off Dog River 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.

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.8. of the Subdivision Regulations.

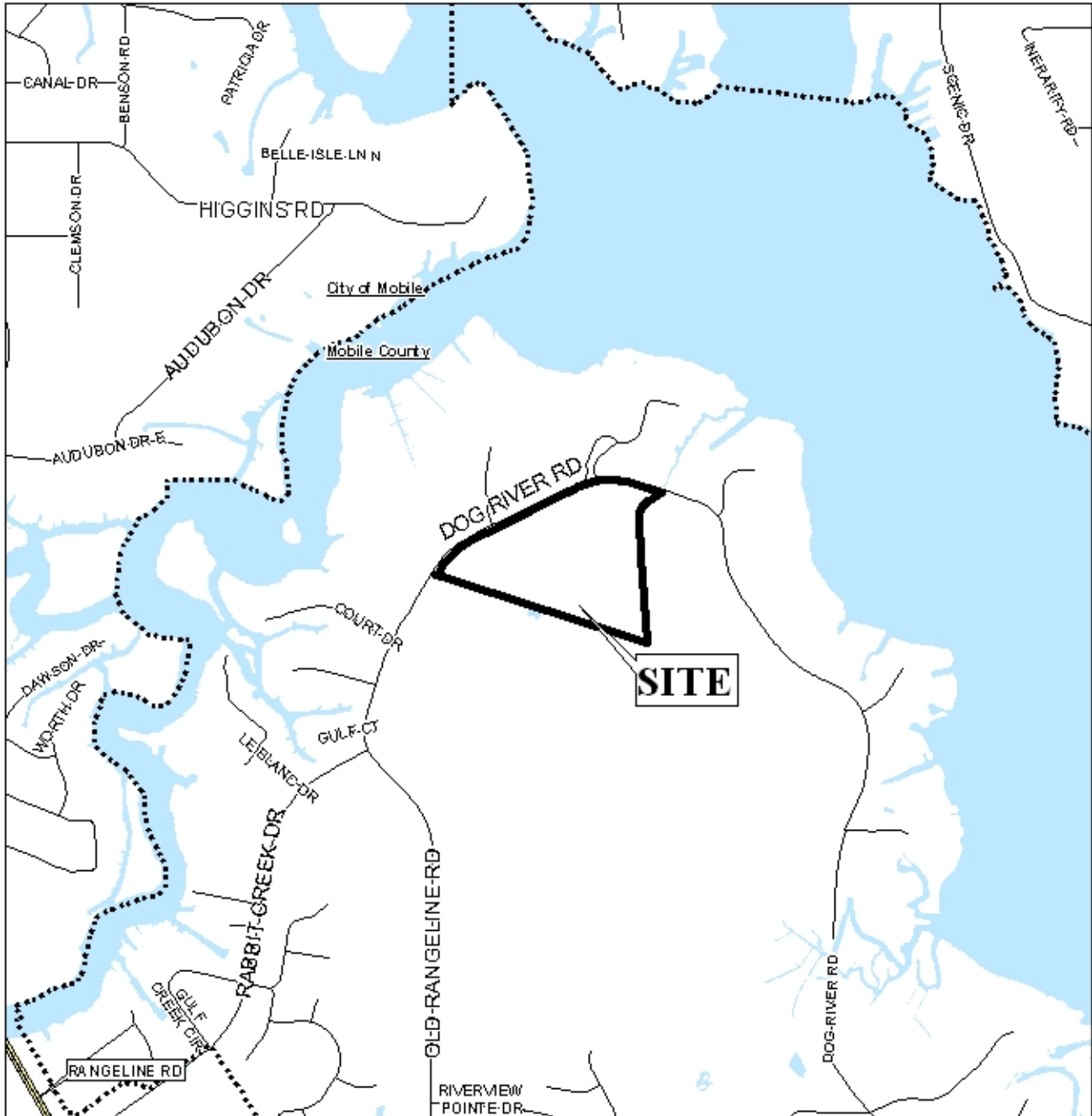
While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the Final Plat, if approved, stating that the development will be designed to comply with the storm water detention and drainage facility requirements 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 the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

With a waiver of Sections V.D.1. and V.D.3., the proposed 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, or the furnishing of a table on the Final Plat providing the same information;
- 2) illustration of the 35' minimum building setback line along Dog River Road for all lots;
- 3) revision of the plat to also illustrate a 25' minimum building setback line on Lot C as measured from the rear lot line for Lot A;
- 4) placement of a note on the Final Plat stating that any future subdivision of Lot C will require additional road frontage via construction of a road or roads into Lot C;
- 5) placement of a note on the Final Plat stating that each lot is limited to two curb cuts to Dog River Road, with a curb cut on the "flagpole" of Lot C counting as one of its allowed curb cuts, with the location, size and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;

- 6) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local environmental agencies for flood plain and wetlands issues would be required prior to the issuance of any permits or land disturbance activities;
- 7) 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;
- 8) 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.8. of the Subdivision Regulations; and
- 9) placement of a note on the Final Plat stating that the development will be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

LOCATOR MAP



APPLICATION NUMBER 7 DATE August 18, 2011

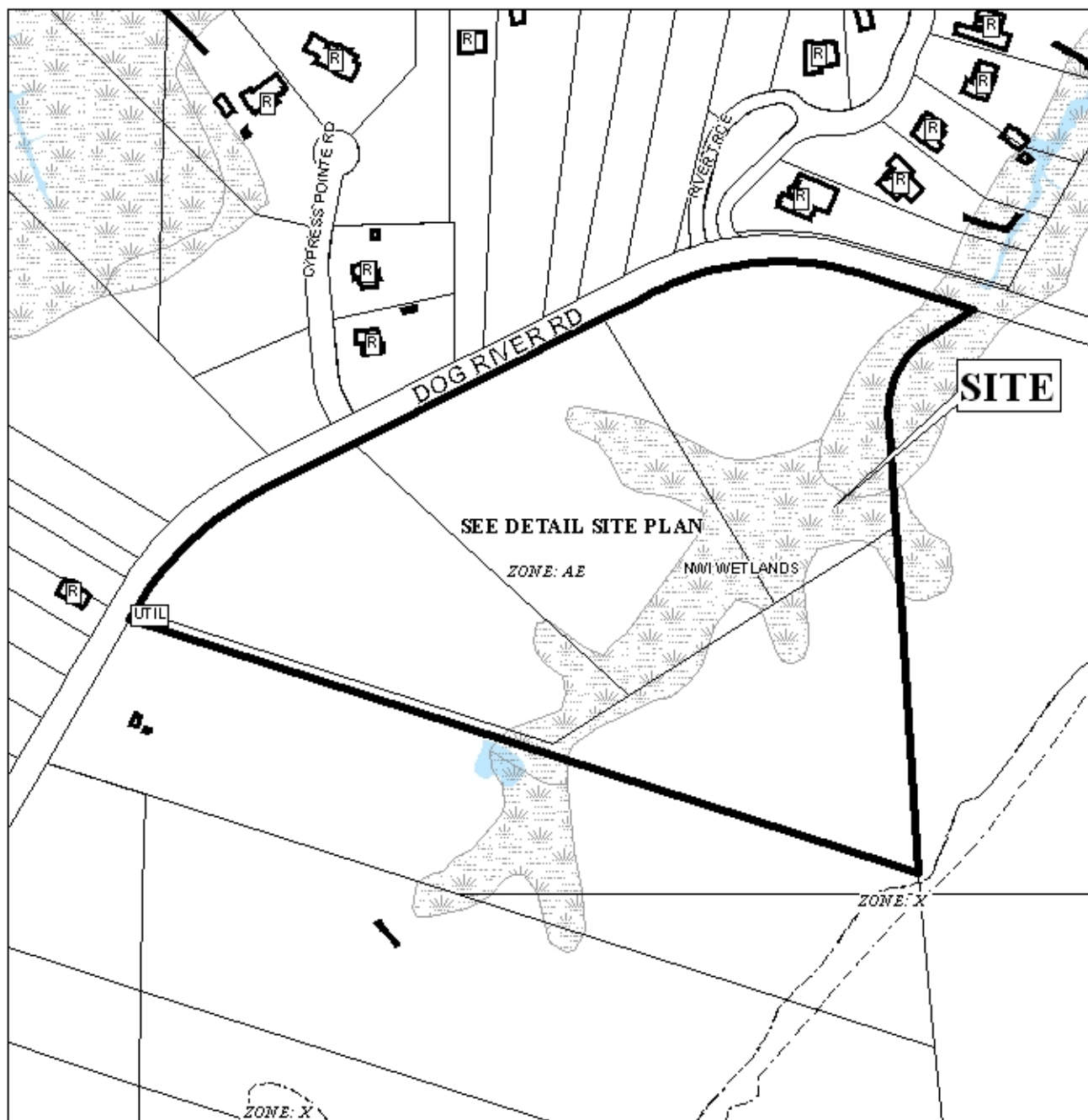
APPLICANT River Road Park Subdivision

REQUEST Subdivision



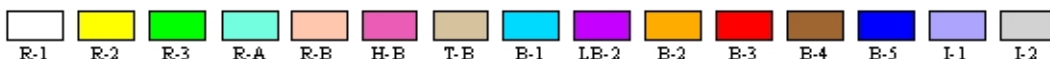
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RIVER ROAD PARK SUBDIVISION

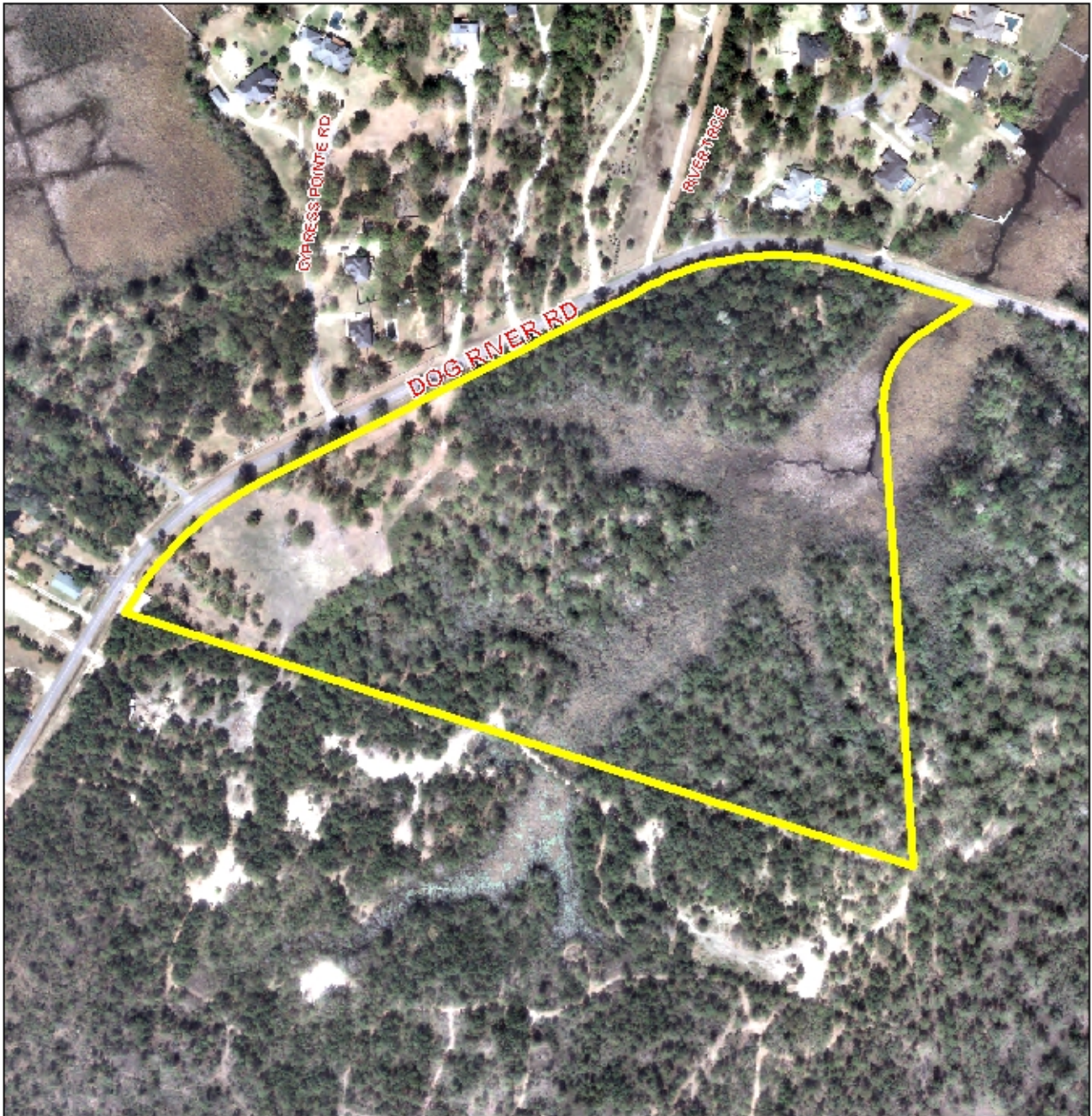


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LEGEND



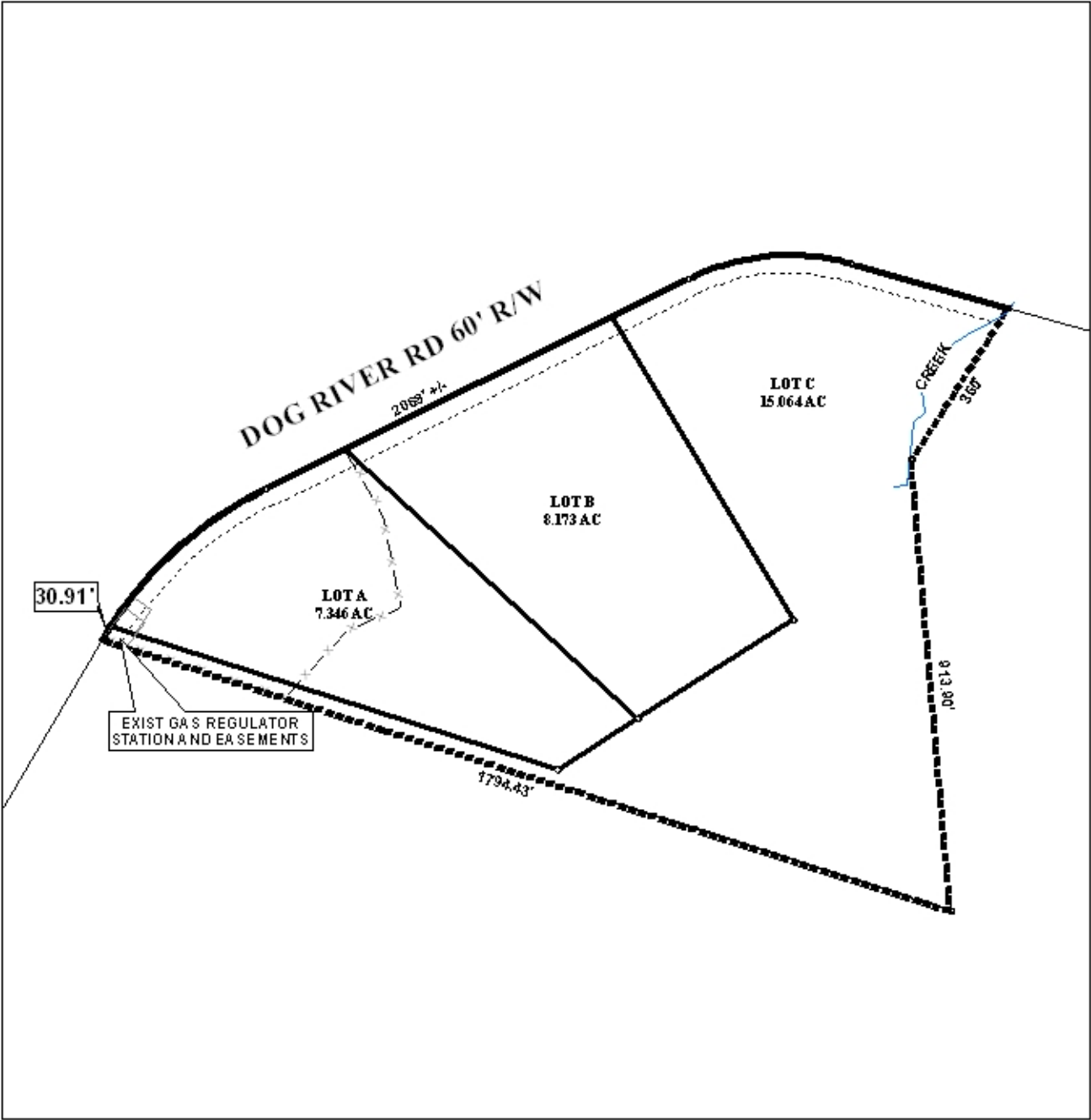
RIVER ROAD PARK SUBDIVISION



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DETAIL SITE PLAN



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APPLICANT River Road Park Subdivision

REQUEST _____ Subdivision _____



NTS