

RIVERWOOD ESTATES SUBDIVISION, PHASE FOUR,

LOT 1

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.

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.

MAWWS Comments: No comments available.

The preliminary plat illustrates the proposed 1-lot, 4.79 \pm acre subdivision which is located on the west side of Old Rangeline Road, extending to the east terminus of Riverwood Drive. The applicant states that the subdivision is served by public water and sanitary sewer.

The intent of this application is to create one legal lot of record from 4 existing legal lots and one meets-and-bounds parcel. It should be noted that the meets-and-bounds parcel included in Lot 1, appears to be a portion of the original Riverwood Subdivision Master Plan. Since the inception of the original plan, the subdivision's layout appears to have been developed in phases and altered slightly due to existing wetlands which were not fully delineated when the original plan was formulated.

In 2009, the subdivision application for the meets-and-bounds parcel of the current Lot 1 was proposed as Riverwood Estates Subdivision, Phase Three, Lot 50. According to the letter of decision, the application was not approved due to the following reasons:

- 1) "does not comply with Sections V.B.6 and V.B.14 of the Subdivision Regulations regarding turnarounds for closed-end streets;"
- 2) "does not comply with Section V.D.2 of the Subdivision Regulations regarding public right-of-way frontage;"
- 3) "does not comply with Section V.D.1 of the Subdivision Regulations regarding lot character;"
- 4) "approval will create a large landlocked parcel and remove the last remaining street stub to [the] future development area of Riverwood Estates Subdivision."

The current application was submitted as Phase Four, Lot 1, and has addressed two of the four reasons for the 2009 denial. To compensate for the lack of street frontage, the applicant has included four adjacent legal lots from Mandrell's Addition to Hollinger's Island Subdivision which have adequate street frontage along Old Rangeline Road. Although still irregular in shape, the addition of the four lots does improve the irregularity of the boundaries of the proposed lot.

The proposed Lot 1 fronts Old Rangeline Road, a minor street which has a right-of-way of 60 feet and is not supplied with curb and gutter. The existing right-of-way width is compliant and no dedication is required. If approved, as a means of access management, a note should be placed on the Final Plat limiting Lot 1 to two curb-cuts with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

The site has an irregular shape, mostly due to a 200' x 15' strip of land on the southwestern boundary of the lot. Also, the proposed lot abuts a street stub, Riverwood Drive, on the southwest property line. The preliminary plat depicts Riverwood Drive as having a right-of-way of 50 feet and if approved the Final Plat should be revised to depict either a cul-de-sac or the continuation of the street stub to Old Rangeline Road as required by Section V.B.1 of the Subdivision Regulations.

The approval of the proposed subdivision may create difficulties accessing the adjacent landlocked parcel (R023307400003010.020.) to the northwest because there may be no street access. As a direct result, the Final Plat should be revised to show the provision of a street stub to the adjacent landlocked parcel to the northwest as required by Section V.B.1. The aforementioned parcel is labeled future development area, vacant land, and/or wetlands on plats from previous phases of Riverwood Estates Subdivision.

It should also be noted any proposed roadway will have to be built to Mobile County Engineering standards and be accepted by Mobile County Engineering prior to the signing of the Final Plat.

A portion of the site appears to contain wetlands and is located within AE and X-Shaded flood zones due to the proximity to Dog River. The presence of flood zones and wetlands 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.

In accordance with the Subdivision Regulations, the proposed lot is compliant with the minimum lot size requirements. The 25-foot minimum building setback line and the lot size in square feet are illustrated on the preliminary plat and should be reflective of any road improvements and retained elsewhere on the Final Plat if approved.

This site is located in the County, and therefore 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. The note regarding this requirement should appear on the Final Plat.

A note stating "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

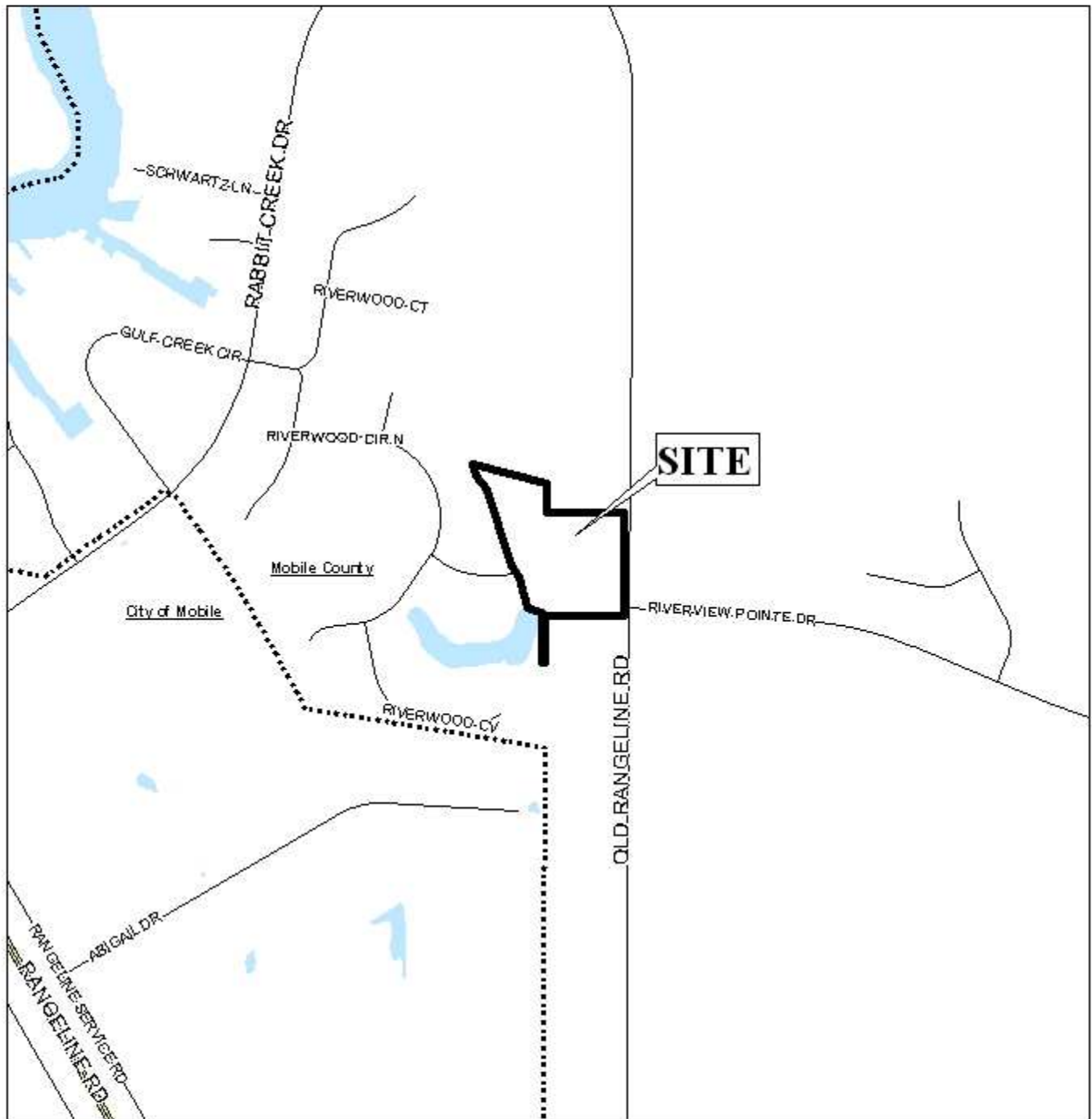
flood control ordinances prior to the issuance of any permits.” should be placed on the Final Plat if approved.

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 the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note should also appear on the final plat to reflect this requirement.

Based on the preceding, the application is recommended for denial for the following reasons:

- 1) There is no provision of a cul-de-sac, per Section V.B.6, or the continuation of the existing street stub to Old Rangeline Road as required by Section V.B.1; and
- 2) There is no provision of any street stub providing access to the landlocked parcel to the northwest of the proposed subdivision per V.B.1.

LOCATOR MAP



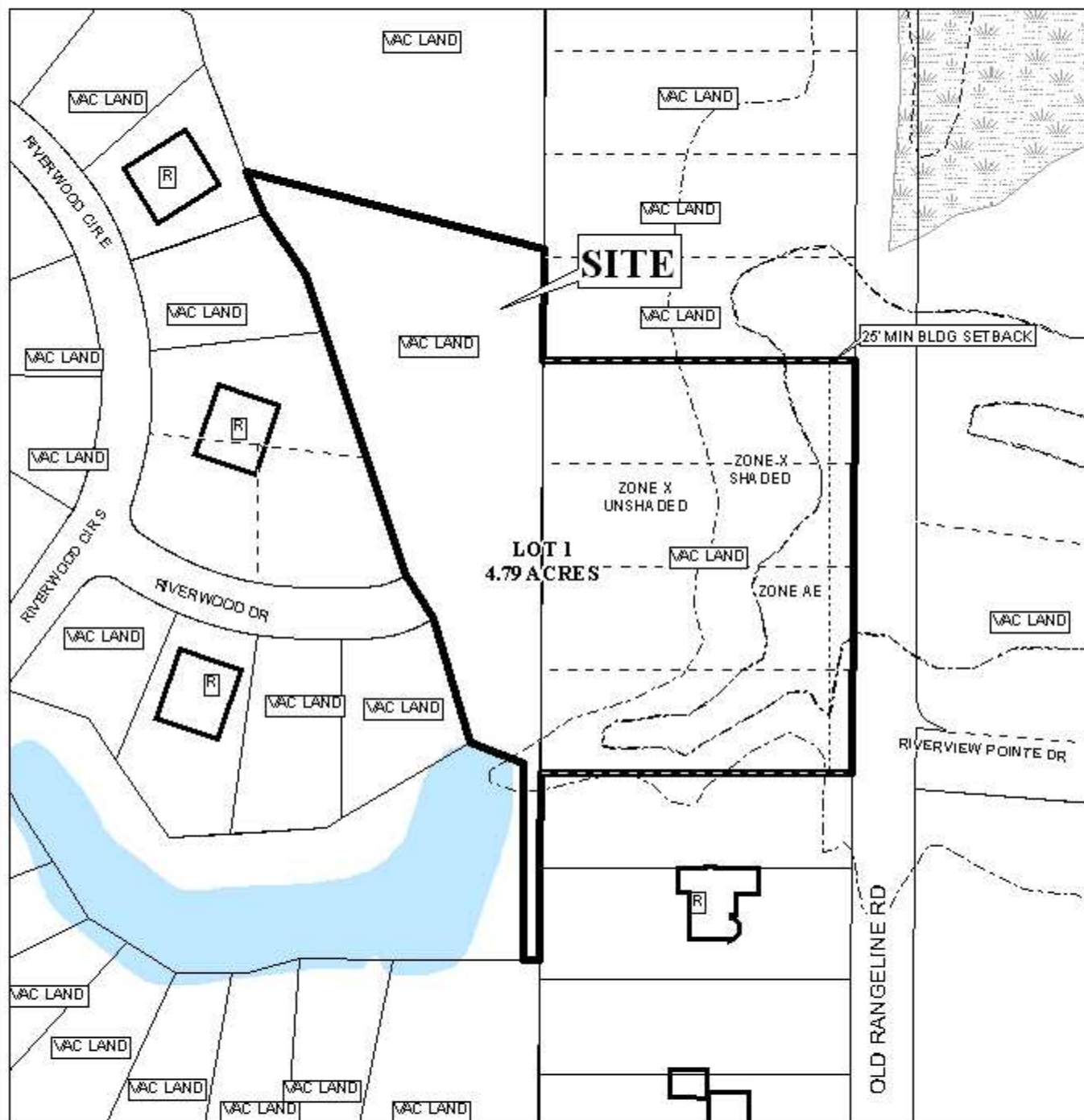
APPLICATION NUMBER 8 DATE July 11, 2013

APPLICANT Riverwood Subdivision, Phase Four, Lot 1

REQUEST Subdivision

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RIVERWOOD ESTATES SUBDIVISION, PHASE FOUR, LOT 1



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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
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