

RIVERWOOD ESTATES SUBDIVISION, PHASE ONE B

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Revised Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate. All projects within the Mobile County Fire Jurisdiction must comply with the 2006 International Fire Code, as adopted.

The plat illustrates the proposed 0.84 acre \pm , 3 lot subdivision which is located at the East termini of Riverwood Landing and Riverwood Court. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create 3 lots, originally proposed as part of the Riverwood Subdivision, Phase One, but never made part of the recorded plat.

Riverwood Subdivision, Phase One, was approved by the Planning Commission at the April 7, 2005 meeting, with the following condition specifically for the area of the plat currently under review: "submission of documentation to illustrate that lots 48-51 and lots 56-59 provide a minimum area of 7,200 sq.ft. exclusive of wetlands." The Planning Commission has generally taken a conservative approach to the development of properties containing wetlands, and frequently required that the minimum lot area (7,200 sq.ft.) be exclusive of wetlands.

Wetlands issues regarding Lots 48, 51, 56 and 58 were addressed by the Riverwood Subdivision, Phase One A application that was approved by the Planning Commission at its February 16, 2006 meeting, and subsequently recorded. This application appears to attempt to address the wetlands concerns stated by the Planning Commission, by reconfiguring lots 49, 50, and 57. The reconfigured Lots 49 and 50 will not meet minimum area requirements, exclusive of wetlands, while the reconfigured Lot 57 will meet the minimum area requirements. Combining of proposed Lots 49 and 50 would result in one lot that meets minimum area requirements, exclusive of wetlands.

The wetlands common area should be appropriately labeled on the Final Plat, if approved, and a note should be placed on the plat stating that all common areas and easements are to be maintained by the property owners association for the development. It should be noted that conveyance of the wetlands common area as a Conservation Easement to a conservation land trust may be appropriate.

The lots in question are not located within the 100 or 500-year floodplains for Dog River or Rabbit Creek, however, the lots as well as the entire Riverwood Subdivision (all phases) appear to be located within an area subject to hurricane-related storm surges.

The site is located in the County, thus a note 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, should be retained for the Final Plat, if approved.

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 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.

The plat is recommended for Denial for the following reason:

- 1) Proposed Lots 49 and 50 will not meet the minimum area requirements, exclusive of wetlands.

Revised for the August 16th meeting:

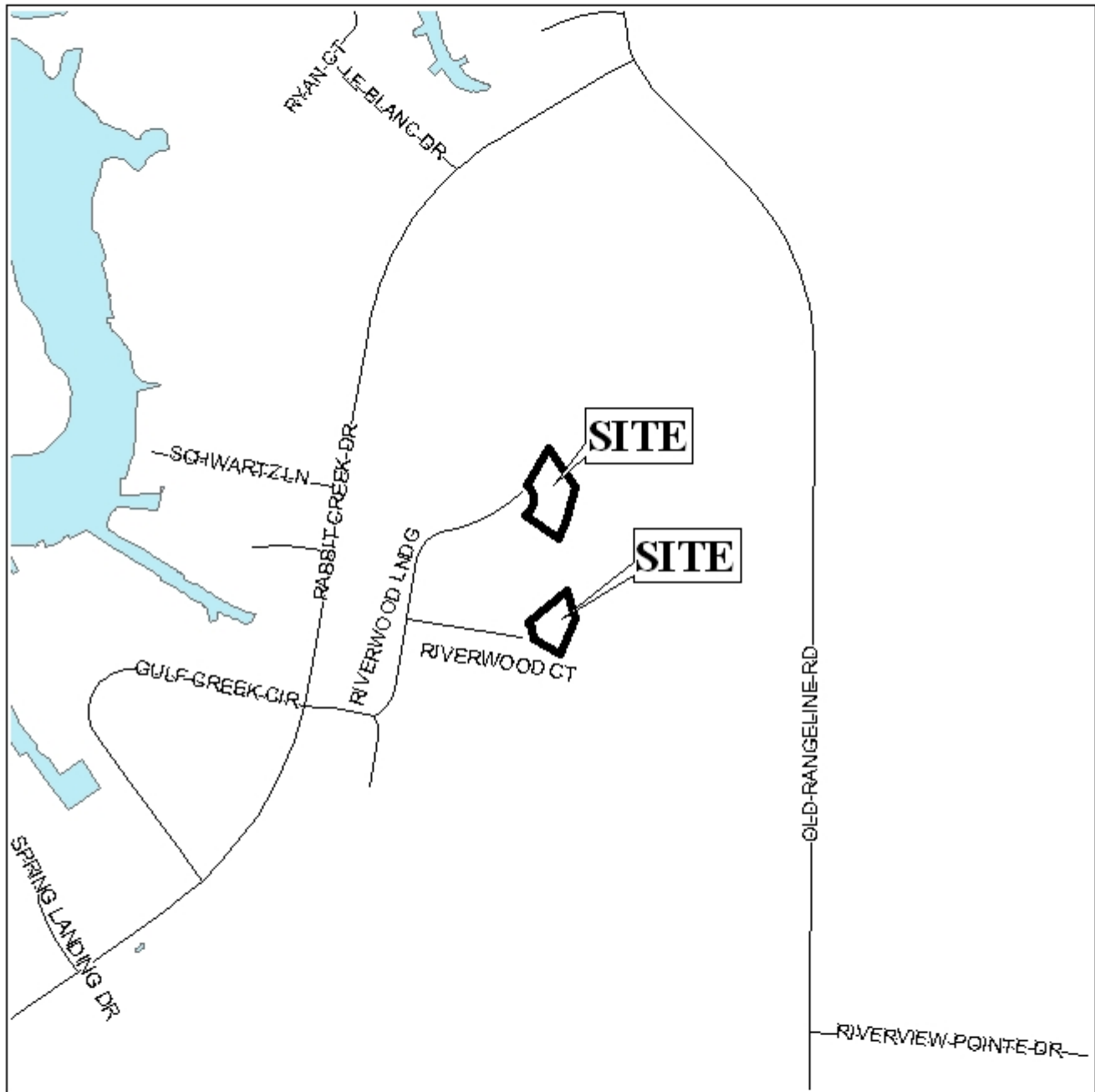
The application was heldover until August 16th at the applicant's request. A revised plat was submitted at the August 2nd meeting of the Planning Commission.

The revised plat shows the same lot configuration, but additionally includes the fact that the wetlands have been mitigated for each lot per U.S. Army Corps of Engineers permit number SAM-2005-4182. With mitigation, all lots will meet the minimum area requirements of the Subdivision Regulations.

Based upon the revised plat, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering Department;*
- 2) placement of a note on the 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 the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.; and*
- 3) 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.*

LOCATOR MAP



APPLICATION NUMBER 9 DATE August 16, 2007

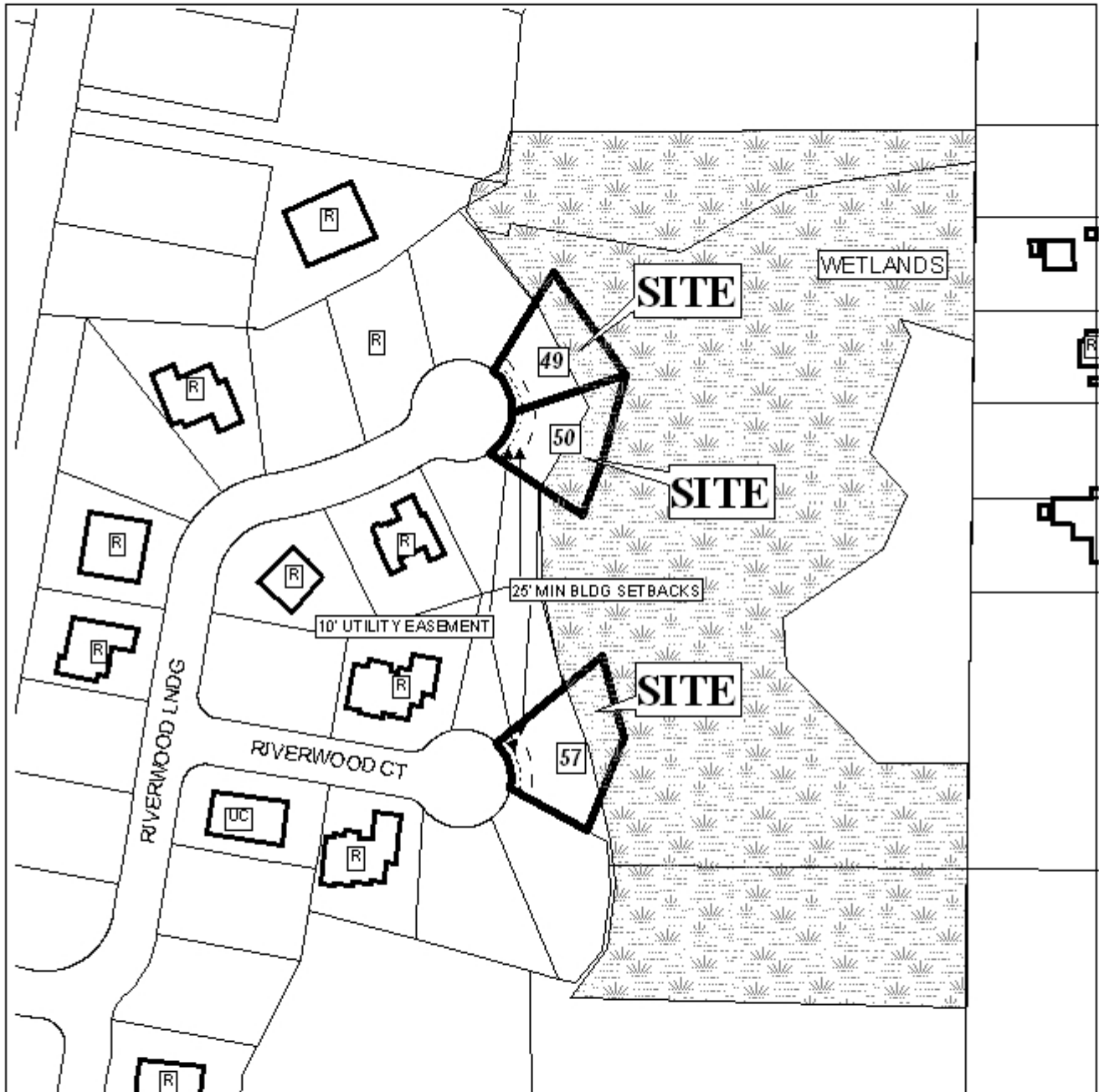
APPLICANT Riverwood Estates Subdivision, Phase One B

REQUEST Subdivision



NTS

RIVERWOOD ESTATES SUBDIVISION, PHASE ONE B



APPLICATION NUMBER 9 DATE August 16, 2007

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

N
NTS