

RIVERSTONE-UNIT 24 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.

Fire-Rescue Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)

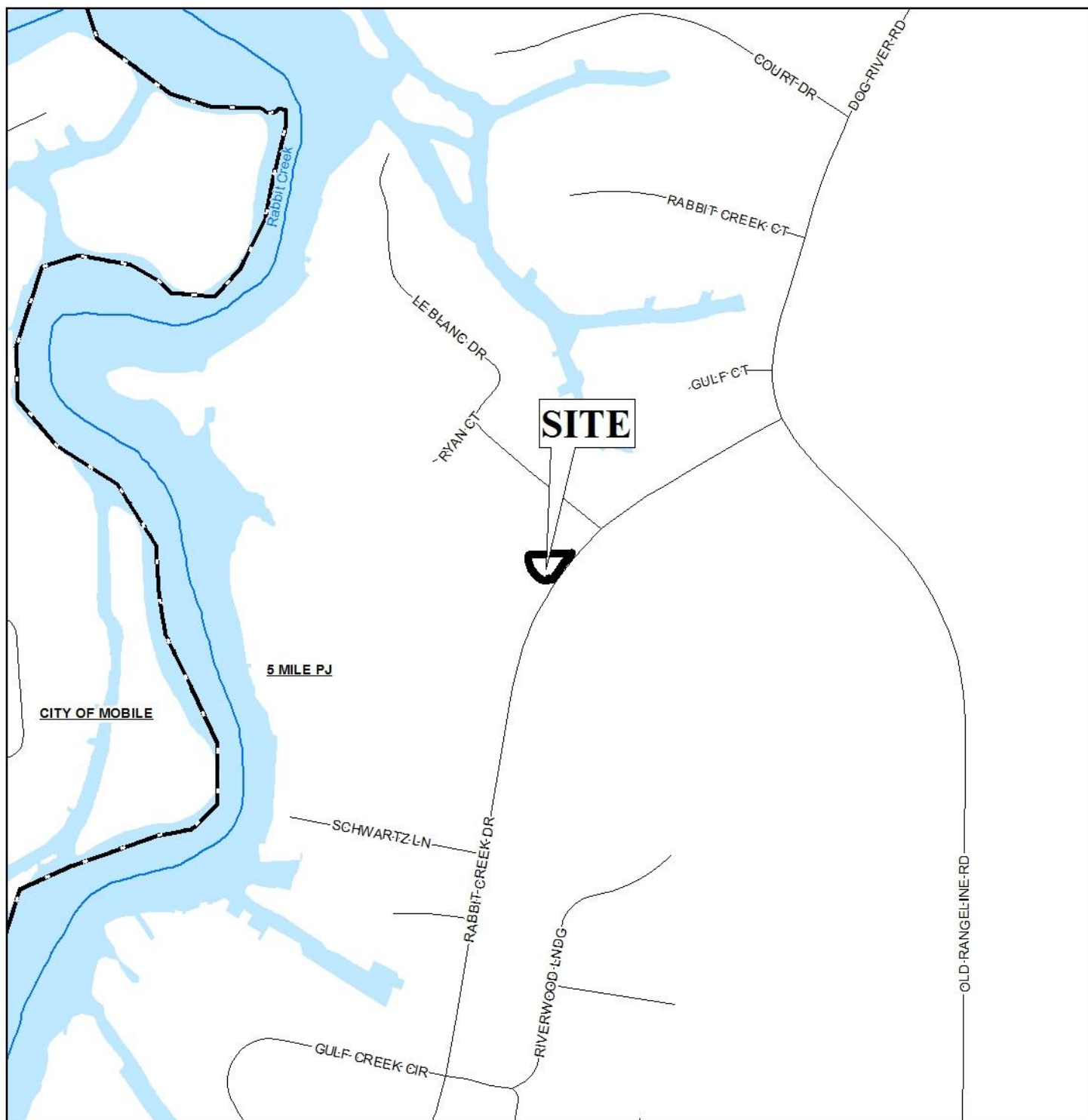
MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The preliminary plat illustrates the proposed 1-lot, 0.1± acre subdivision located on the Northeast corner of Rabbit Creek Drive and a Private Road, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual septic systems. The purpose of this application is to alter the recorded setback along Rabbit Creek Road for one parcel.

The development, including Unit 24, appears to have been created in or around 2006. The site has been within the 5-mile Planning Jurisdiction since at least 1956, and thus it would have been subject to the Subdivision Regulations since 1984. As the Planning Commission had no hand in the creation of the condominium development, including the parceling of the property, it has no authority to amend setbacks on what is not a legal lot. Therefore, the application is recommended for denial, or the applicant may withdraw the request.

Based on the preceding, the application is recommended for Denial or Withdrawal due to the fact that the request is not for a legal subdivision.

LOCATOR MAP



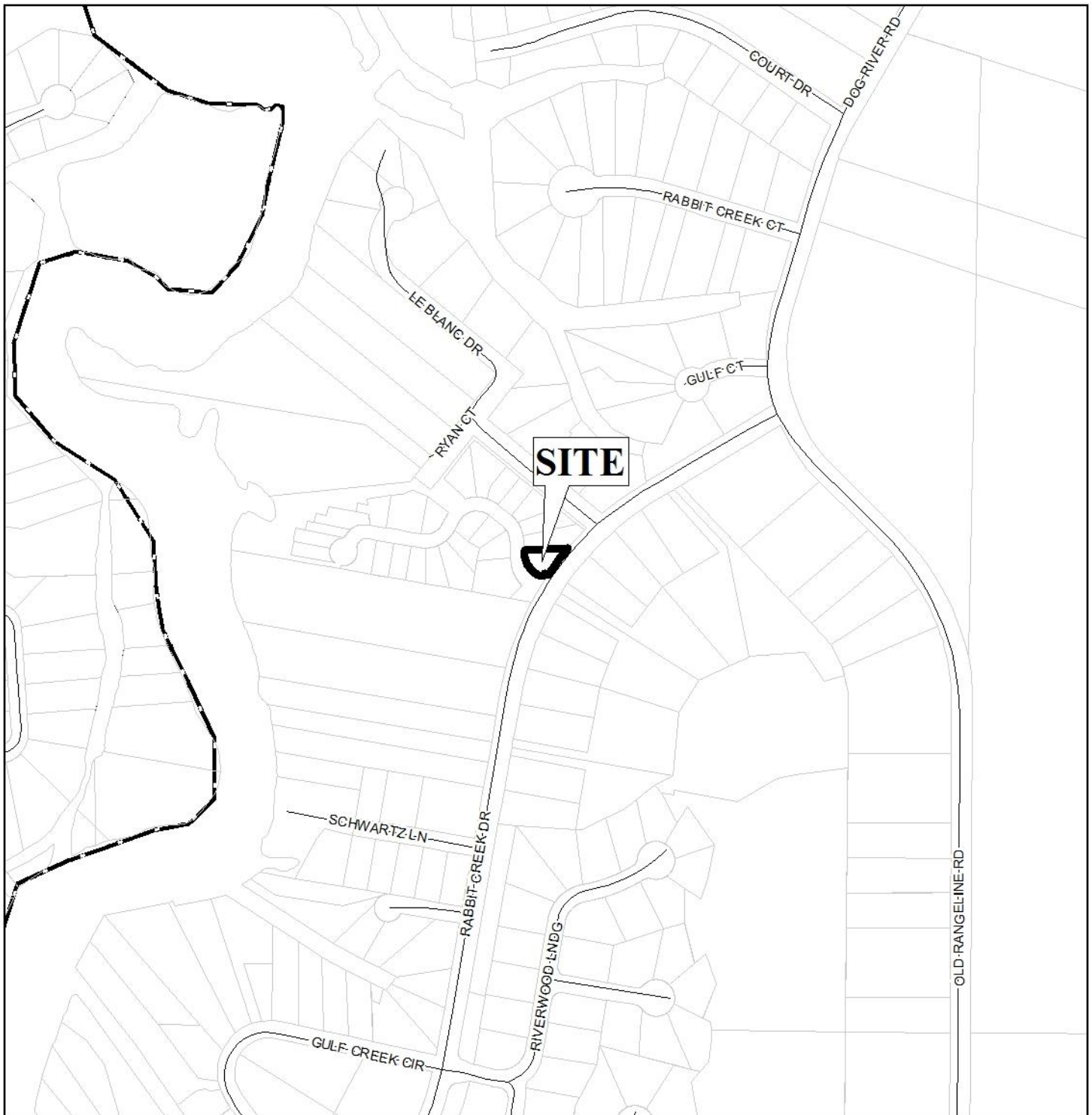
APPLICATION NUMBER 9 DATE August 4, 2016

APPLICANT Riverstone-Unit 24 Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



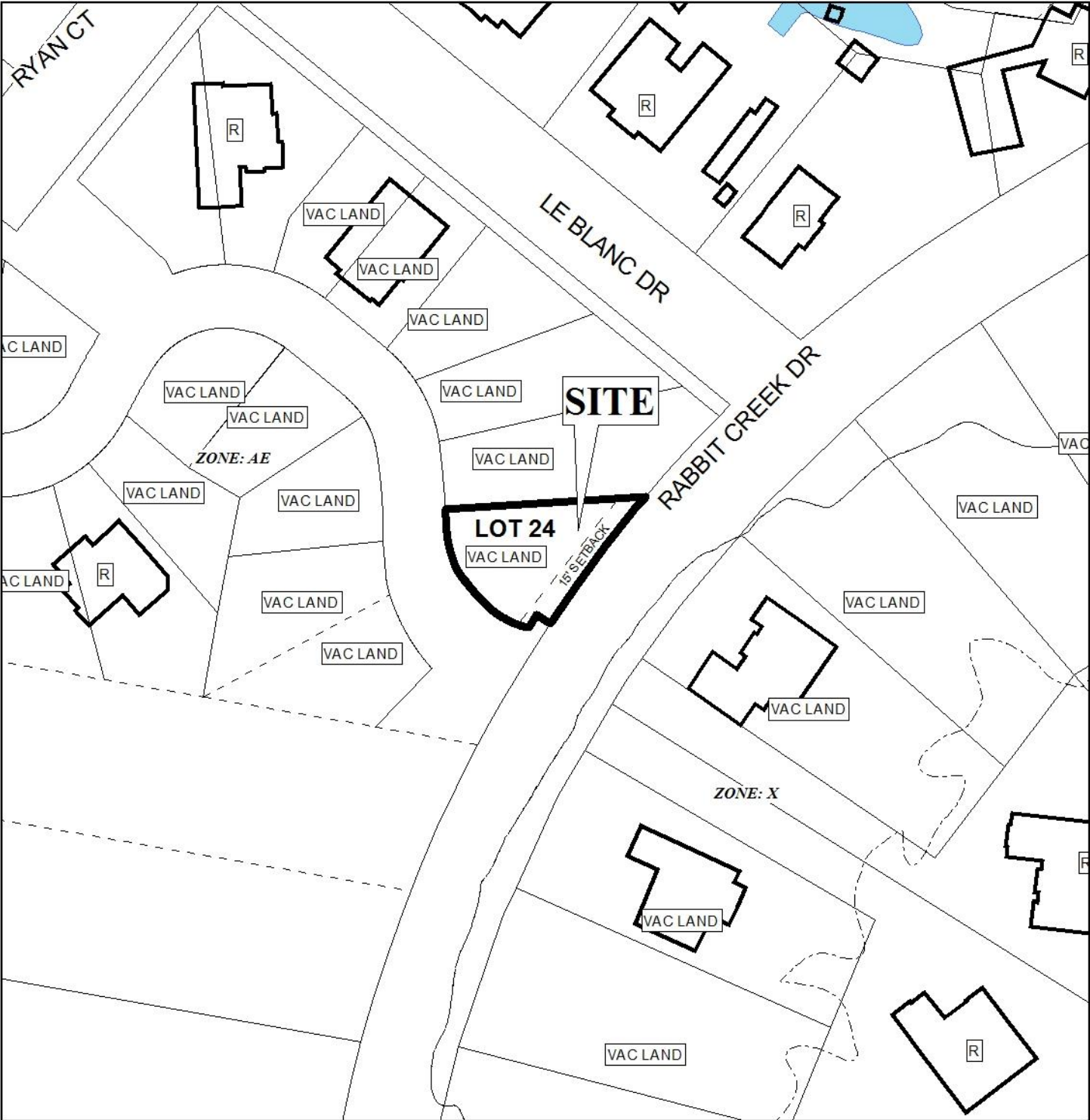
APPLICATION NUMBER 9 DATE August 1, 2016

APPLICANT Riverstone-Unit 24 Subdivision

REQUEST Subdivision



RIVERSTONE-UNIT 24 SUBDIVISION



APPLICATION NUMBER <u>9</u>		DATE <u>August 4, 2016</u>	
R-A	R-3	T-B	B-2
R-1	R-B	B-1	B-3
R-2	H-B	LB-2	B-4
B-5	I-1	OPEN	SD
MUN	T3	T4	SD-WH
B-5	I-2	T5.1	SD
B-5	I-2	T5.2	SD
B-5	I-2	T6	SD



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