

RIVERWOOD ESTATES SUBDIVISION, PHASE THREE, **RESUBDIVISION OF LOT A**

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.

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.

The plat illustrates the proposed 1.6 acre \pm , 4 lot subdivision which is located at the Southeast corner of Riverwood Circle South and Kaylens Way. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create 4 lots out of one legal lot. The site was originally proposed as 3 lots as part of the Riverwood Subdivision, Phase Three, but was actually recorded as one lot. Phase Three of the Riverwood Subdivision was approved by the Planning Commission at the September 15, 2005 meeting, and the final plat recorded in 2007.

The site fronts onto Riverwood Circle South and Kaylens Way, both minor streets with adequate rights-of-way. Due to the limited frontage of each lot and a corner lot situation, access management is a concern. A note should be placed on the final plat, if approved, stating that each lot is limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering.

The Riverwood Subdivision is being developed in an area known to contain wetlands and floodplains, although it appears that these lots do not occur in delineated wetland or floodplain areas. None the less, the presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

Any common areas associated with the development should be labeled, as depicted on the preliminary plat. 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.

The site may contain federally listed endangered or threatened species, or 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 flora and fauna.

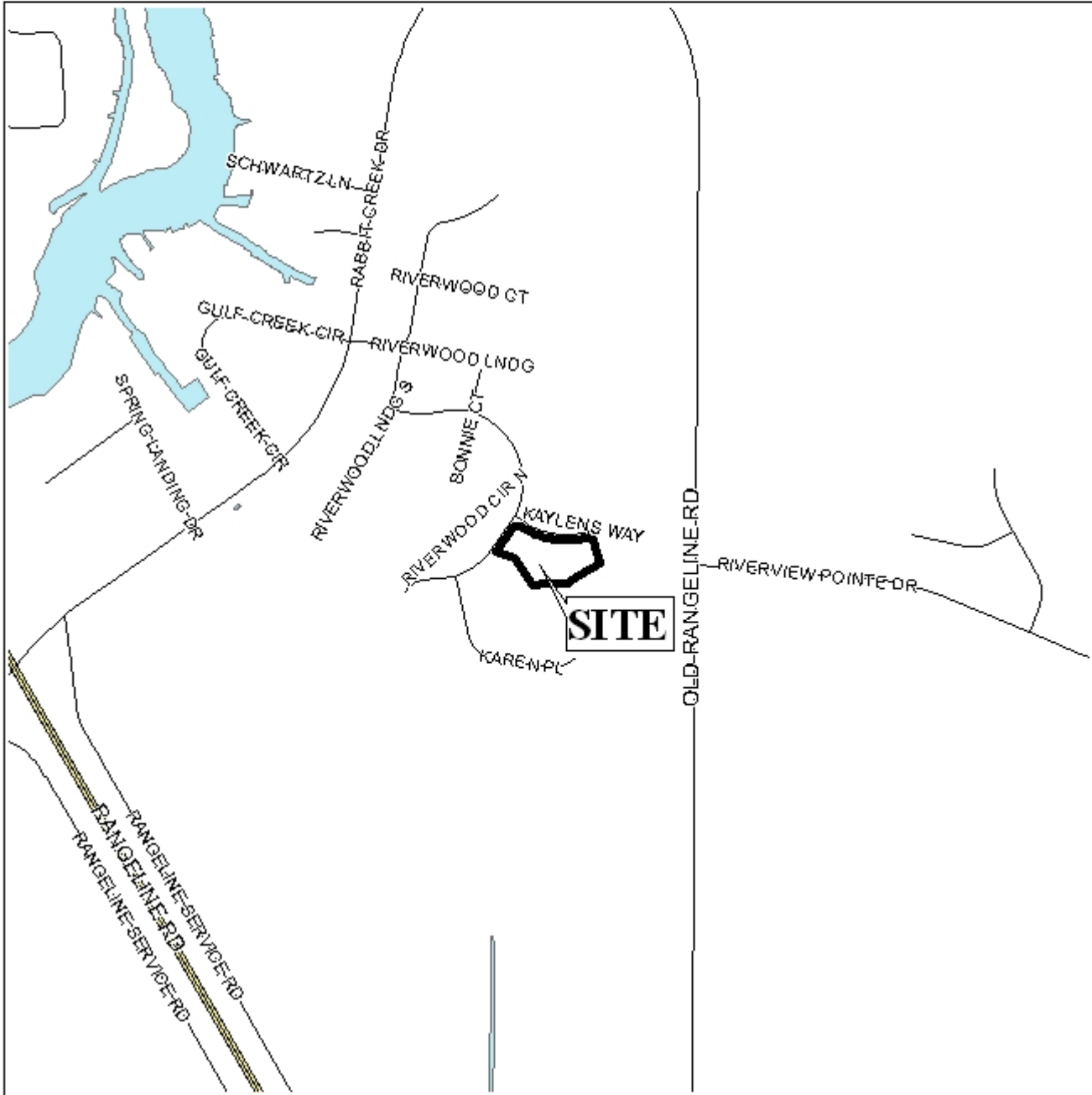
The site is located in the County, thus a note stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations, should be retained for the Final Plat, if approved.

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 Tentative Approval, subject to the following conditions:

- 1) Placement of a note on the final plat stating that each lot is limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering;
- 2) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 3) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 4) Labeling of all common areas, and placement of a note on the plat stating that all common areas and easements are to be maintained by the property owners association for the development;
- 5) Placement of a note on the 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;
- 6) 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
- 7) Labeling of all lots with their size in square feet.

LOCATOR MAP



APPLICATION NUMBER 11 DATE December 20, 2007

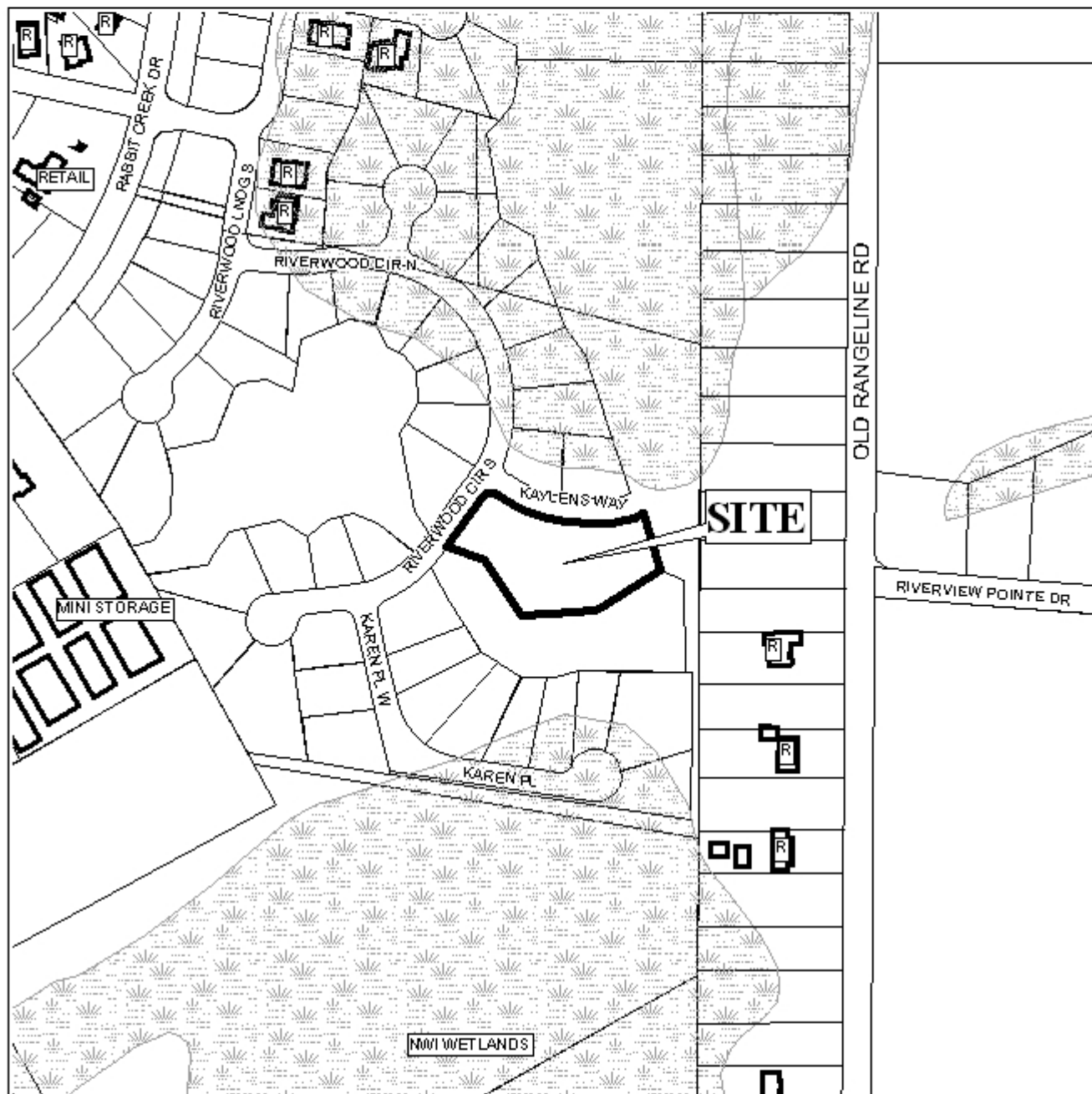
APPLICANT Riverwood Estates Subdivision, Phase Three, Resubdivision of Lot A

REQUEST Subdivision



NTS

RIVERWOOD ESTATES SUBDIVISION, PHASE THREE, RESUBDIVISION OF LOT A

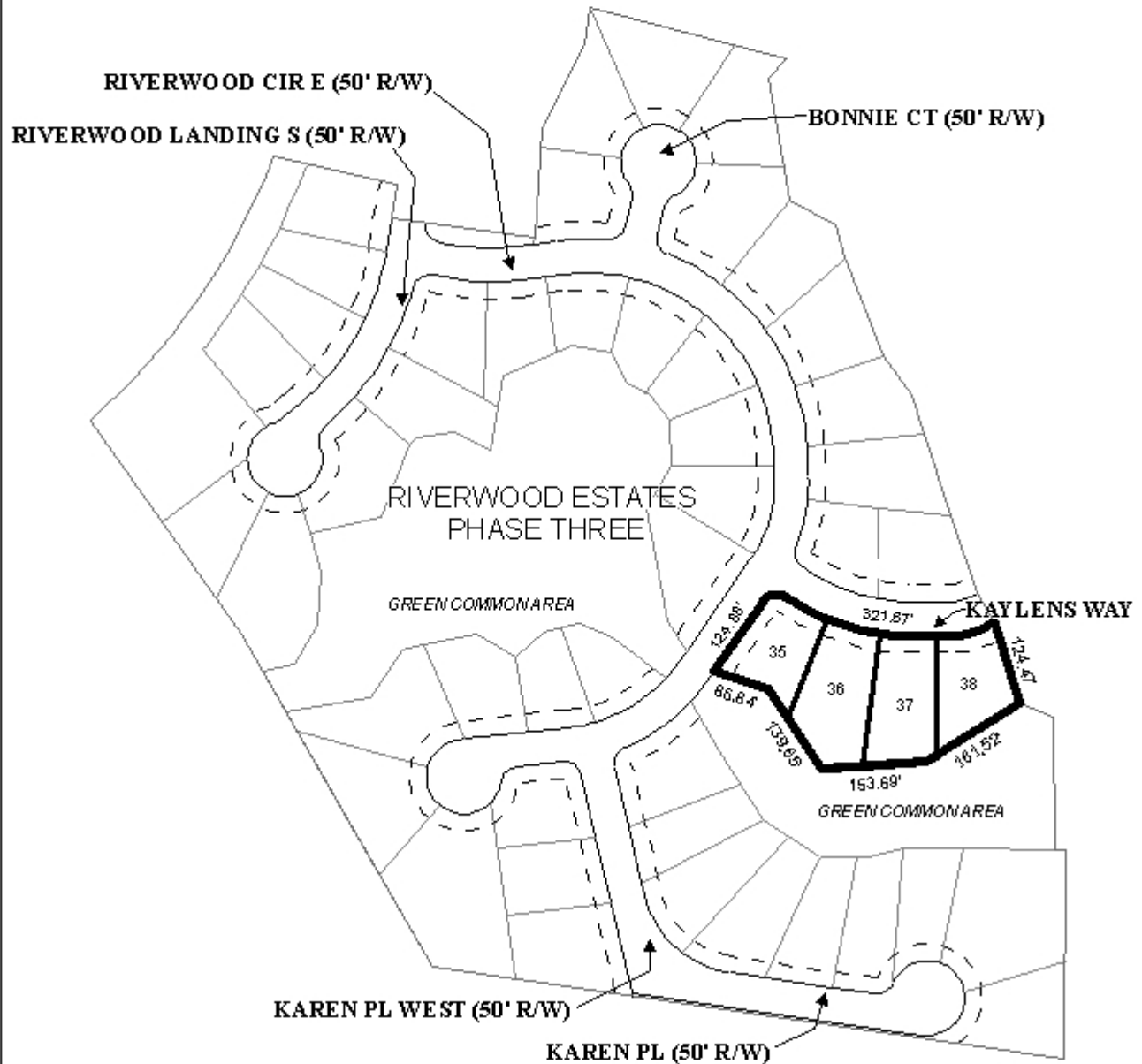


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DETAIL SITE PLAN



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REQUEST Subdivision



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