

RIVERVIEW OAKS SUBDIVISION, UNIT 2 & UNIT 3

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.

The plat illustrates the proposed 39.5 acre \pm , 35 lot subdivision which is located East side of Old Rangeline Road, 190'+ North of Riverview Pointe Drive. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create 35 lots from a portion of an existing lot comprised of 2 parcels. The site was most recently approved as part of a 49-lot subdivision, originally approved in October 2002. A 19-lot first phase was recorded in January 2005, and this application represents a revised layout of Units Two and Three, as well as an indication of the preliminary location of Units Four and Five. The layout of Units Two and Three have been revised, apparently, due to the extensive presence of wetlands, floodplains, and a floodway associated with a tributary of Dog River that crosses the site.

The site fronts Old Rangeline Road, a minor street which has a right-of-way width of 60 feet. While Old Rangeline Road is a minor street, access management is a concern. Proposed lots 1, 4 and 5 of Unit Two have frontage onto Old Rangeline Road as well as the street that will be developed as part of the subdivision. A note should be placed on the final plat, if approved, denying direct access to Old Rangeline Road for lots 1, 4, 5, and any common areas abutting Old Rangeline Road.

All proposed lots appear to meet minimum lot size requirements, however, the applicant should ensure that each lot has sufficient buildable area of 7,200 square feet, exclusive of any wetlands or floodways. Furthermore, the plat depicts large areas not labeled, thus it is assumed that these areas will be "common areas;" the plat should be revised to include labels for the "common areas," and a note should be placed on the plat stating that the maintenance of the common areas and any detention common areas shall be the responsibility of the property owners.

The 25-foot minimum building setback line is not depicted for the lots or common areas fronting onto Old Rangeline Road, however, it will be required on the final plat, if approved.

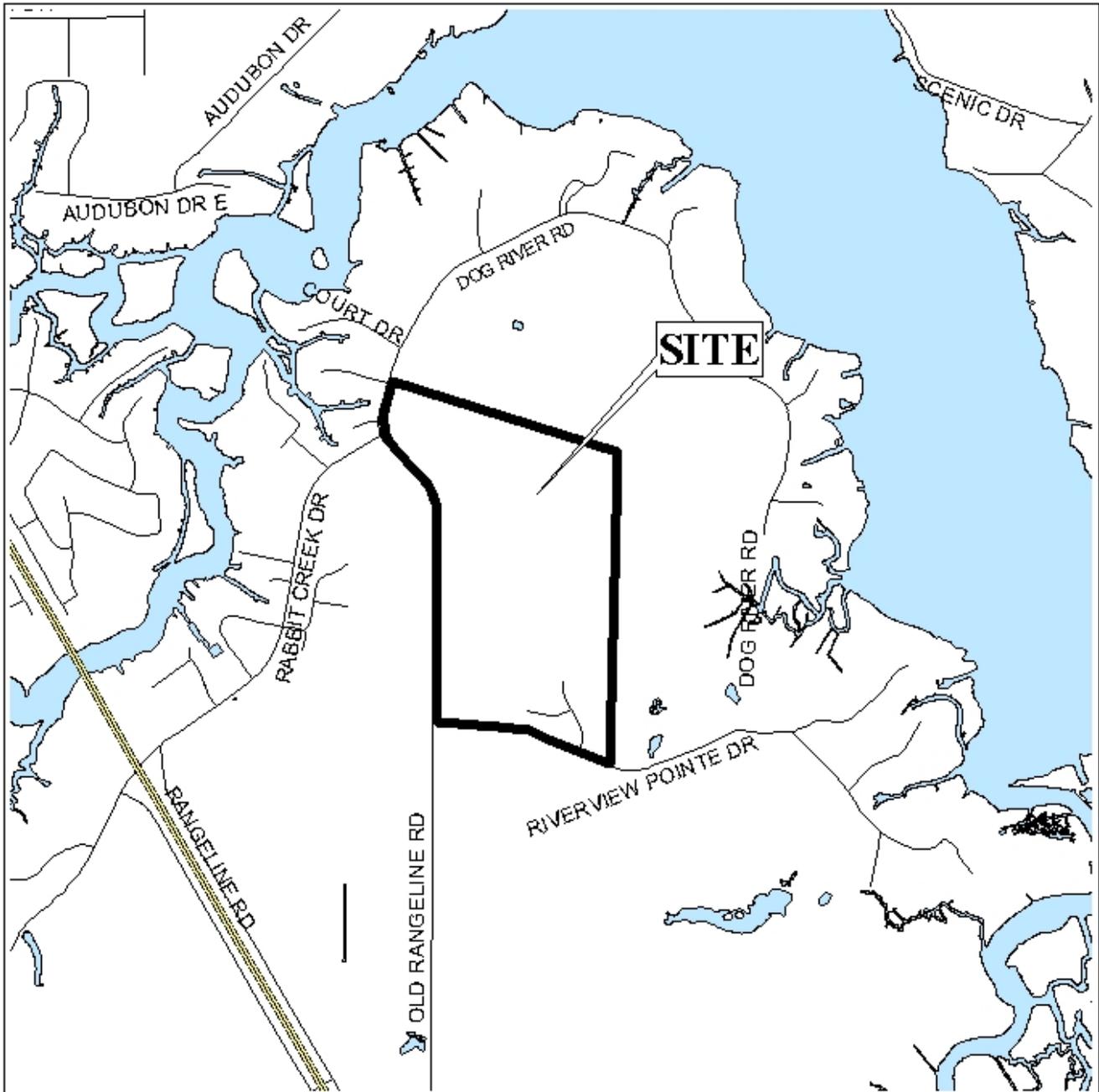
The written legal description for Units Two and Three has an error where it describes the bearings and distances adjacent to proposed lots 32 and 33. The written legal description should be corrected before recording of the final plat.

The site is within the drainage basin for a tributary to Dog River. In addition to existing wetlands, parts of the site appear to be located within floodplains and floodways associated with the tributary. The presence of wetlands and floodplains on the site 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.

This site is located in Mobile 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.7. of the Subdivision Regulations.

The plat is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that lots 1, 4, 5 and common areas are denied direct access to Old Rangeline Road; 2) verification by the applicant that all lots provide a minimum buildable area of 7,200 square feet, exclusive of wetlands and floodways; 3) labeling of all common areas and detention common areas as such, and placement of a note on the final plat stating that common areas and detention common areas are to be maintained by the property owners association; 4) depiction of the 25-foot minimum building setback line along Old Rangeline Road; 5) correction of the written legal description; 6) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits or land disturbance activities; and 7) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 12 DATE July 20, 2006

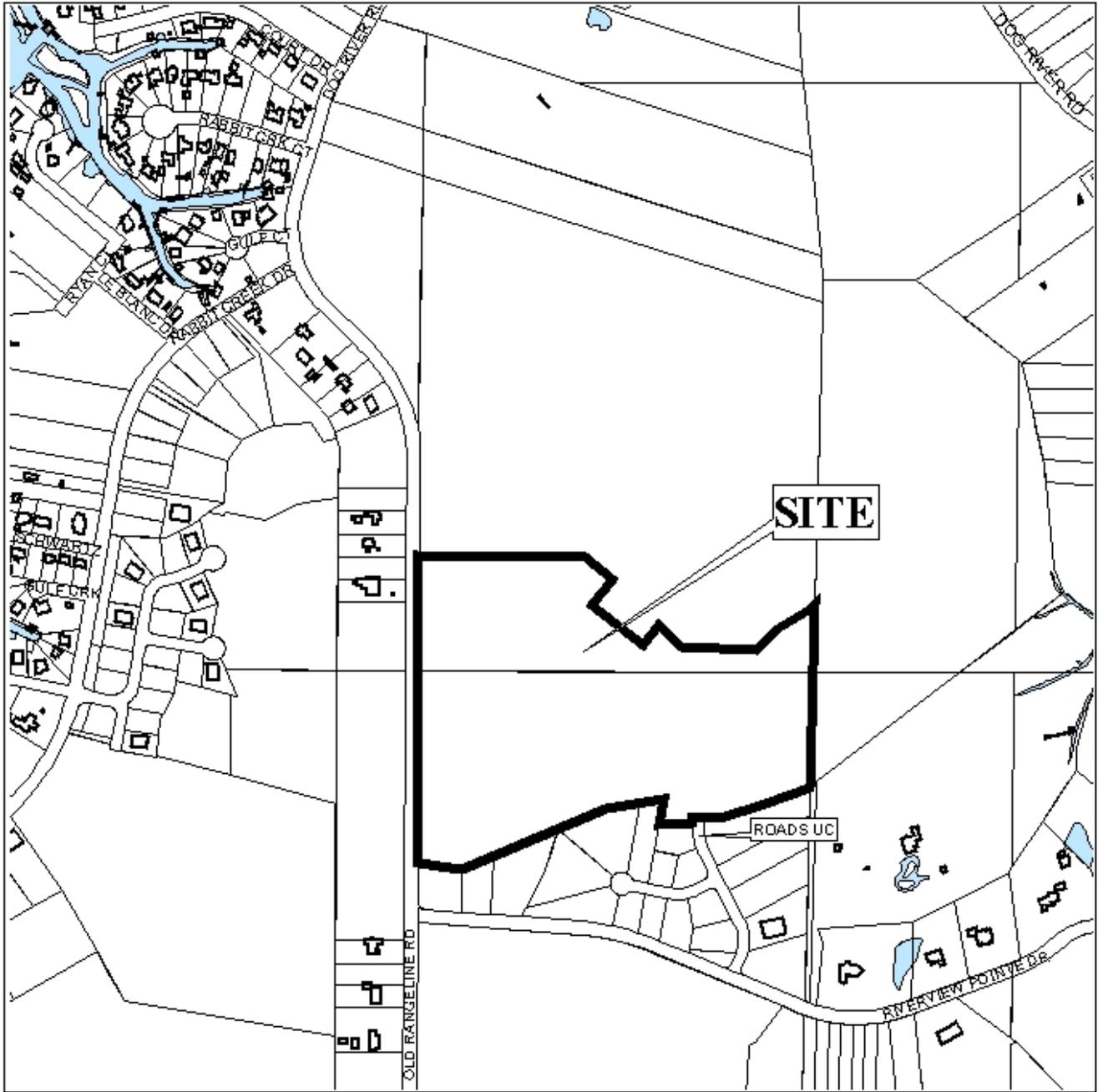
APPLICANT Riverview Oaks Subdivision, Unit 2 & Unit 3

REQUEST Subdivision



NTS

RIVERVIEW OAKS SUBDIVISION, UNIT 2 & UNIT 3



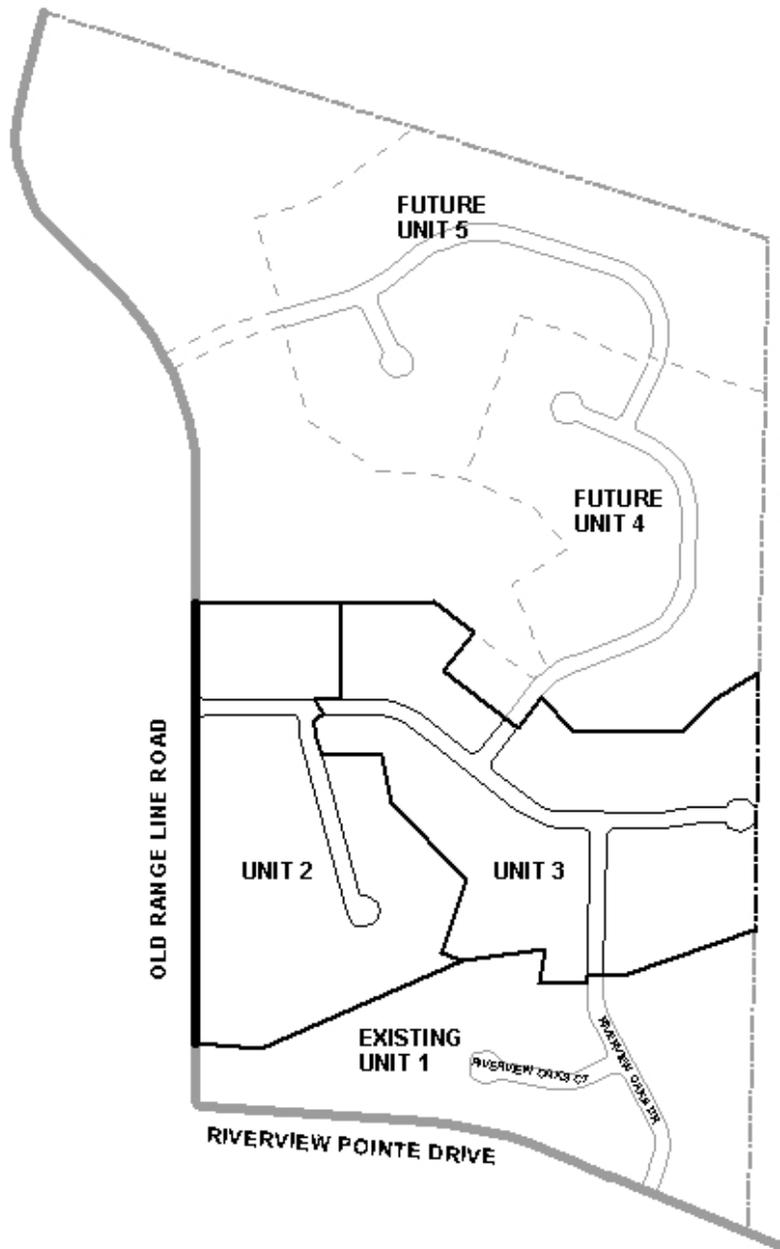
APPLICATION NUMBER 12 DATE July 20, 2006

LEGEND



NTS

RIVERVIEW OAKS SUBDIVISION MASTER PLAN



APPLICATION NUMBER 12 DATE July 20, 2006

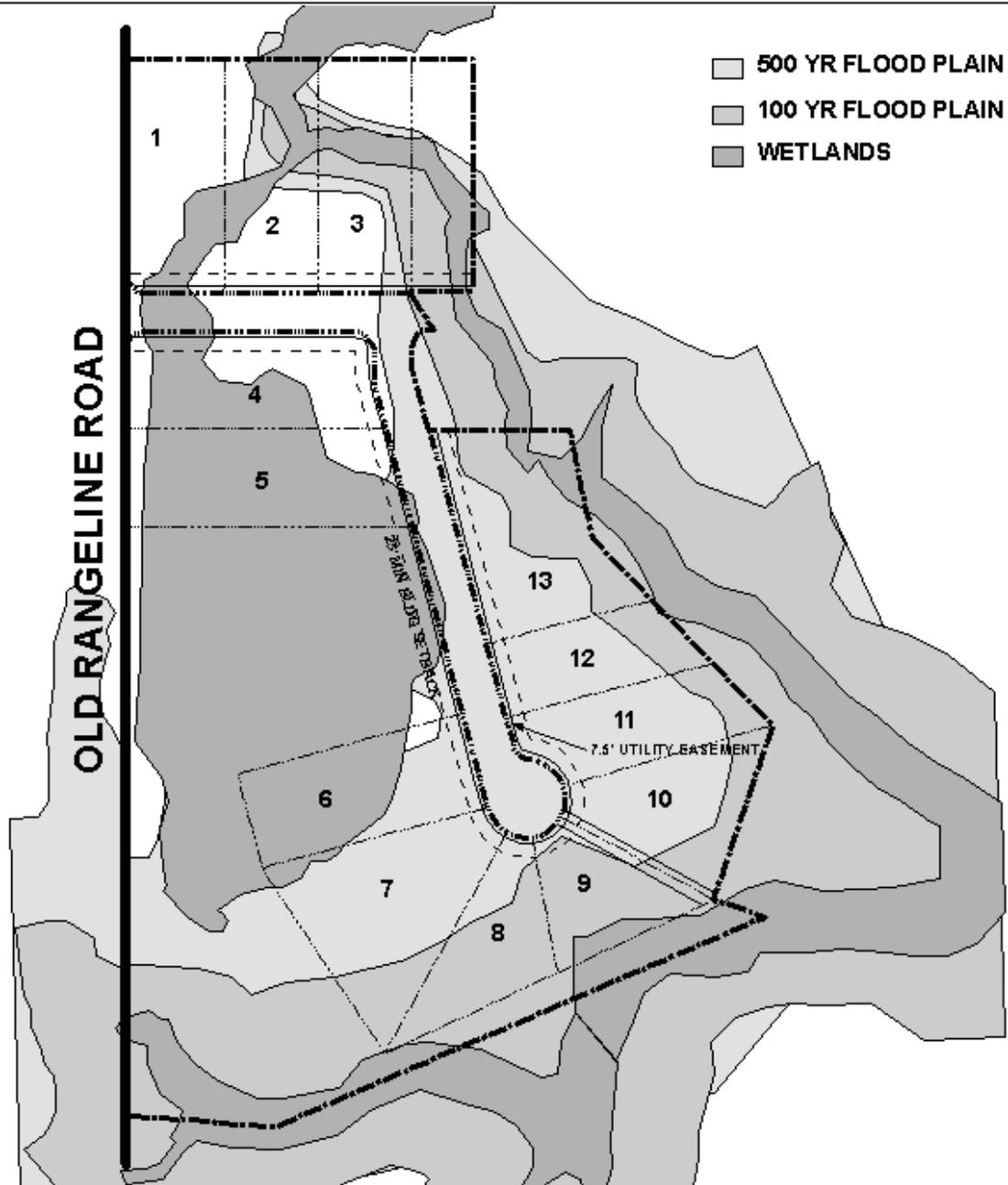
APPLICANT Riverview Oaks Subdivision, Unit 2 & Unit 3

REQUEST Subdivision



NTS

RIVERVIEW OAKS SUBDIVISION UNIT 2



APPLICATION NUMBER 12 DATE July 20, 2006

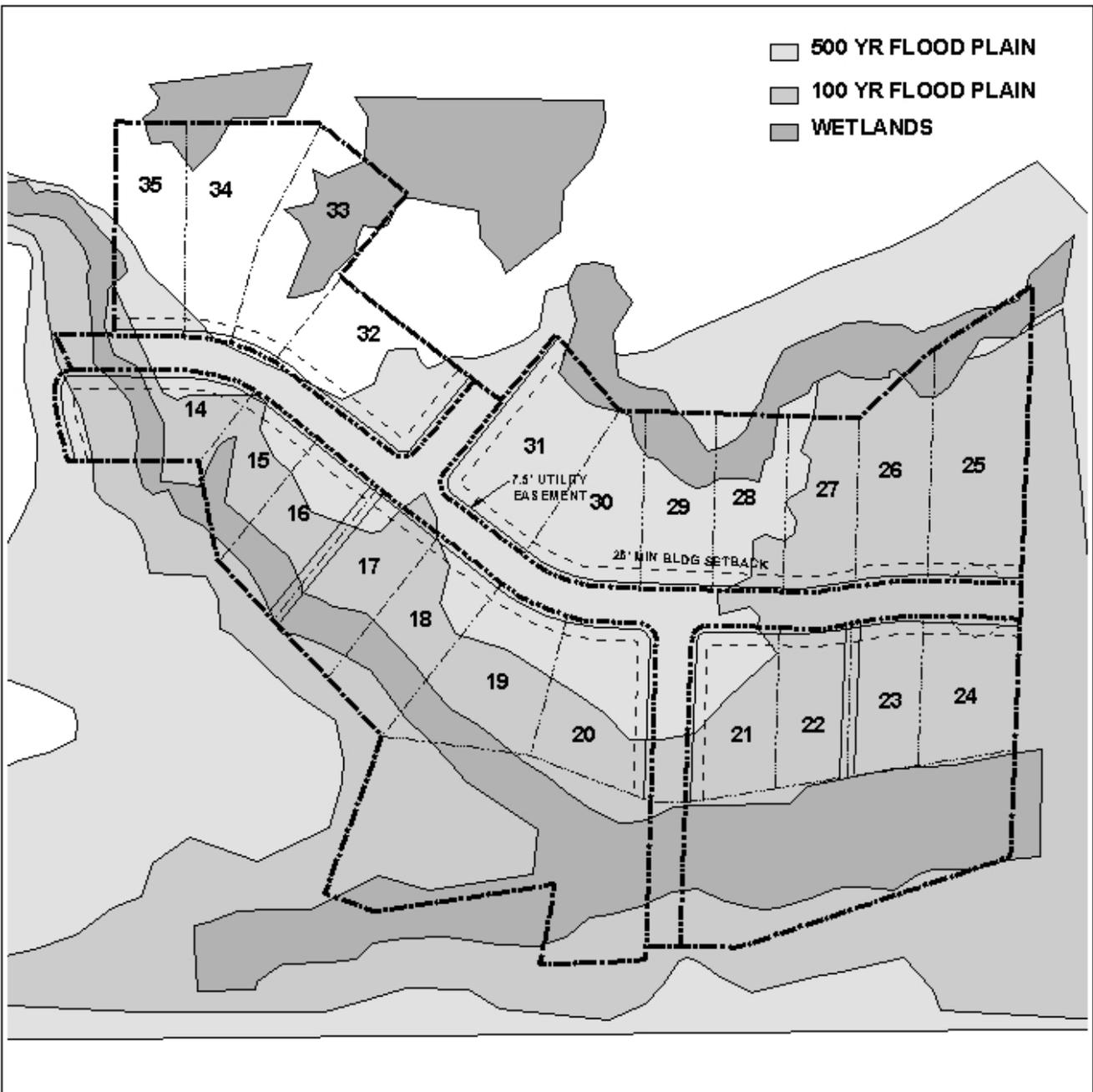
APPLICANT Riverview Oaks Subdivision, Unit 2 & Unit 3

REQUEST Subdivision



NTS

RIVERVIEW OAKS SUBDIVISION, UNIT 3



APPLICATION NUMBER 12 DATE July 20, 2006

APPLICANT Riverview Oaks Subdivision, Unit 2 & Unit 3

REQUEST Subdivision

