

RIVERVIEW FARM ESTATES 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: 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 only water service available.

The preliminary plat illustrates the proposed 4-lot, 30.8+ acre subdivision which is located on the South side of Riverview Point Drive and Dog River 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 create 4 legal lots of record from five metes-and-bounds parcels.

The subject site consists of an area originally recorded as Lots 2 and 3, Revised Resubdivision of Lot 16, Riverview Point East Subdivision, approved by the Commission in November, 2001 as a six-lot Subdivision, but signed and recorded as a 5-lot Subdivision. Since the recording of that Subdivision, Lot 2 of that Subdivision was expanded twice via the attachment of parcels from Lot 3. This application proposes to legally subdivide two lots out of the remaining portion of Lot 3 and also create two legal lots out of the parceled areas of Lots 2 and 3. The entire area of the originally-recorded Lots 2 and 3 are included in this application. In accordance with the Subdivision Regulations, the proposed lots exceed the minimum lot size requirements.

The site fronts Riverview Pointe Drive along the North side, erroneously shown as under private ownership on the GIS database, but which was accepted by the County in March 1999, and is County-maintained. Along the East side the site fronts Dog River Road, a privately-constructed and privately-maintained street. Both streets have a compliant 60' right-of-way. As a means of access management, a note should be required on the Final Plat stating that Lot A is limited to two curb cuts to Riverview Pointe Drive, and Lots B, C and D are each limited to one curb cut to Riverview Pointe Drive, with the size, design and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

As on the preliminary plat, the 25' minimum building setback line should be illustrated along both street frontages. And as on the preliminary plat, each lot should be labeled with its size in both square feet and acres, or a table should be furnished on the Final Plat providing the same information.

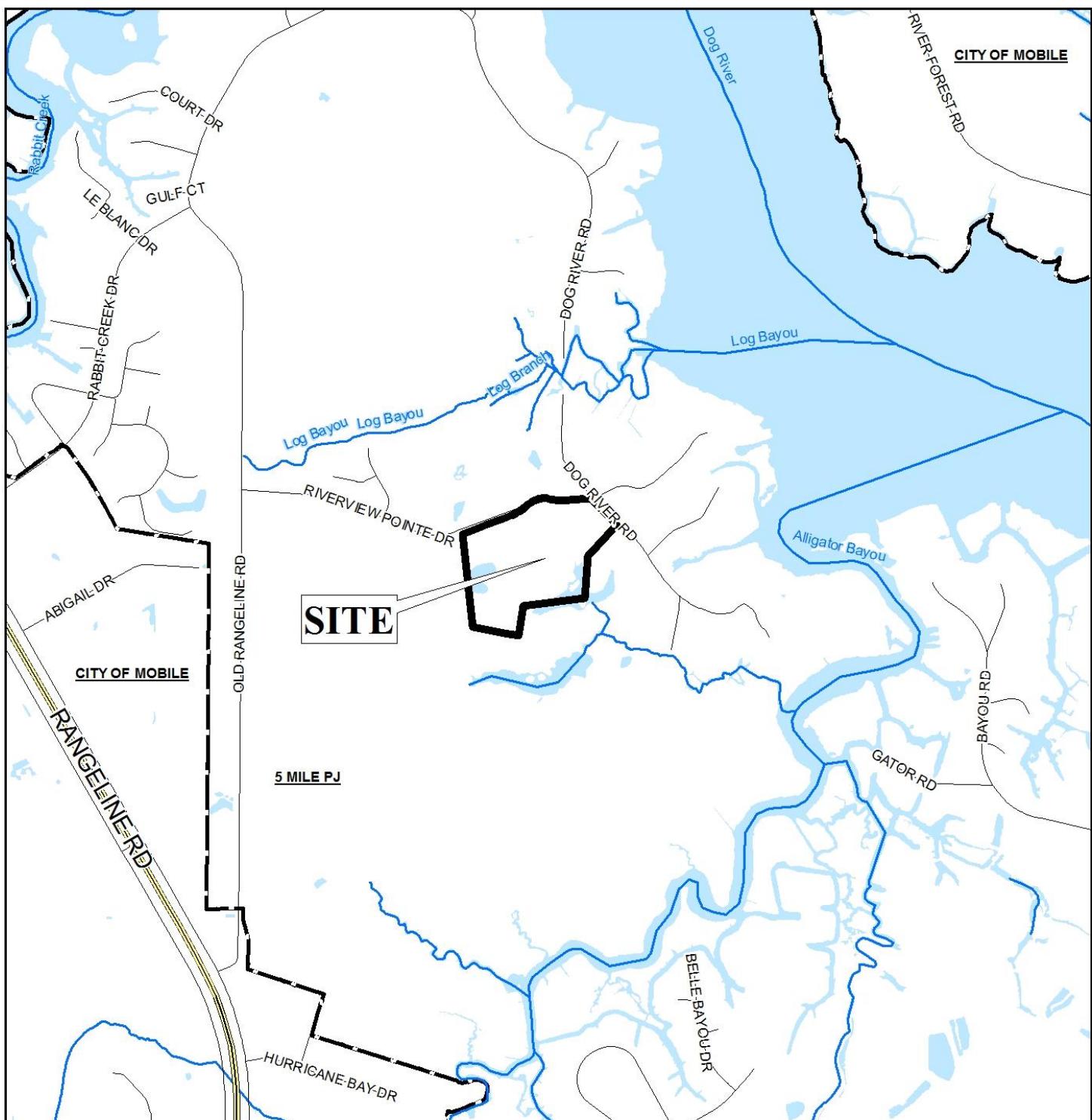
Lots A and D would exceed the maximum depth-to-width ratio allowed by Section V.D.3. of the Subdivision Regulations; however, this is common of other lots approved by the Commission within the area and a waiver of this section would seem in order.

The site is located within the County; therefore, a note should be required 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.8. of the Subdivision Regulations.

With a waiver of Section V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lot A is limited to two curb cuts to Riverview Pointe Drive, and Lots B, C and D are each limited to one curb cut to Riverview Pointe Drive, with the size, design and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 2) retention of the 25' minimum building setback line along all street frontages;
- 3) labeling of each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) 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.8. of the Subdivision Regulations;
- 5) compliance with the 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.*); and
- 6) compliance with the Fire-Rescue Department comments: [*Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)*].

LOCATOR MAP



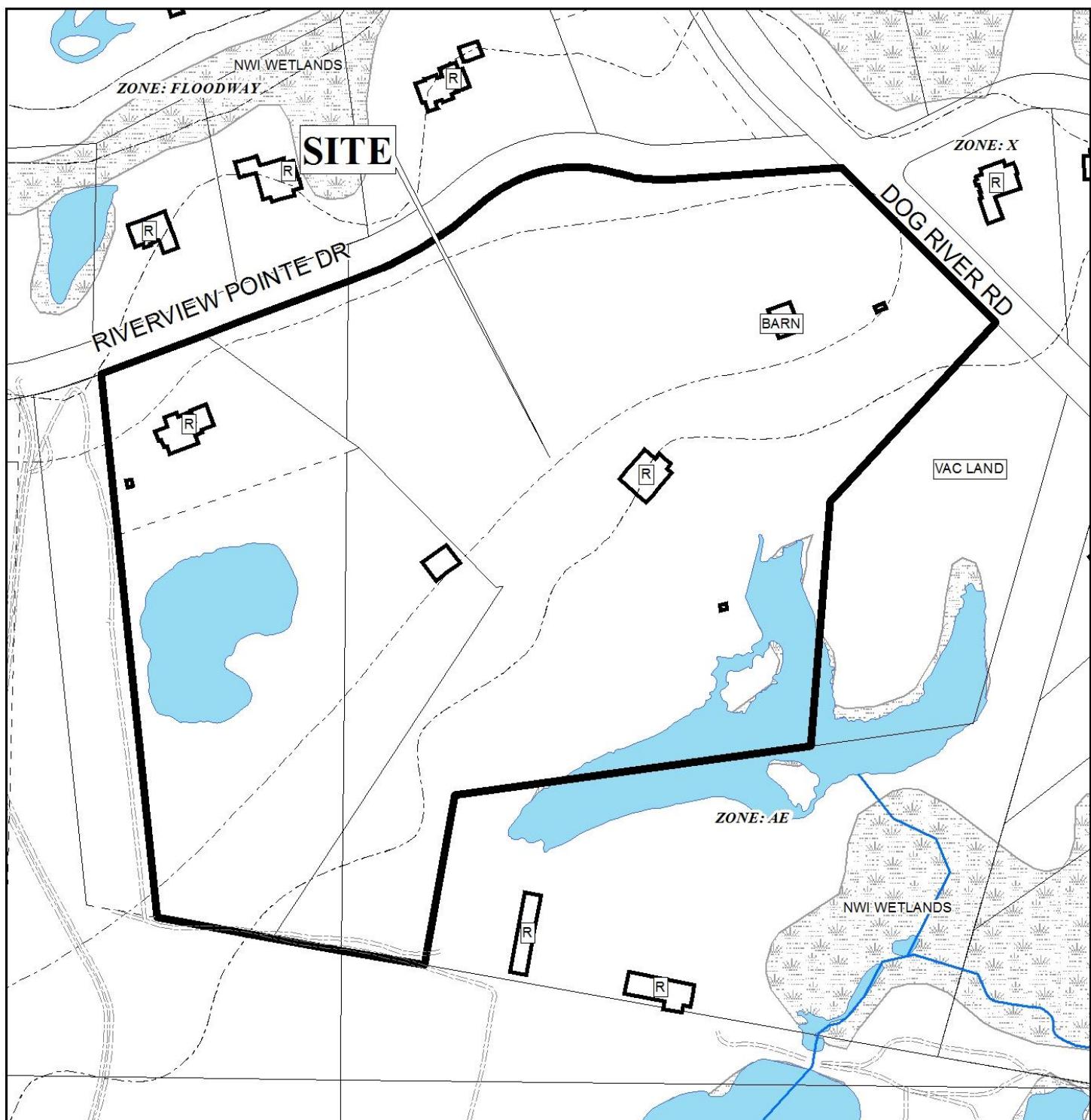
APPLICATION NUMBER 15 DATE August 6, 2015

APPLICANT Riverview Farm Estates

REQUEST Subdivision



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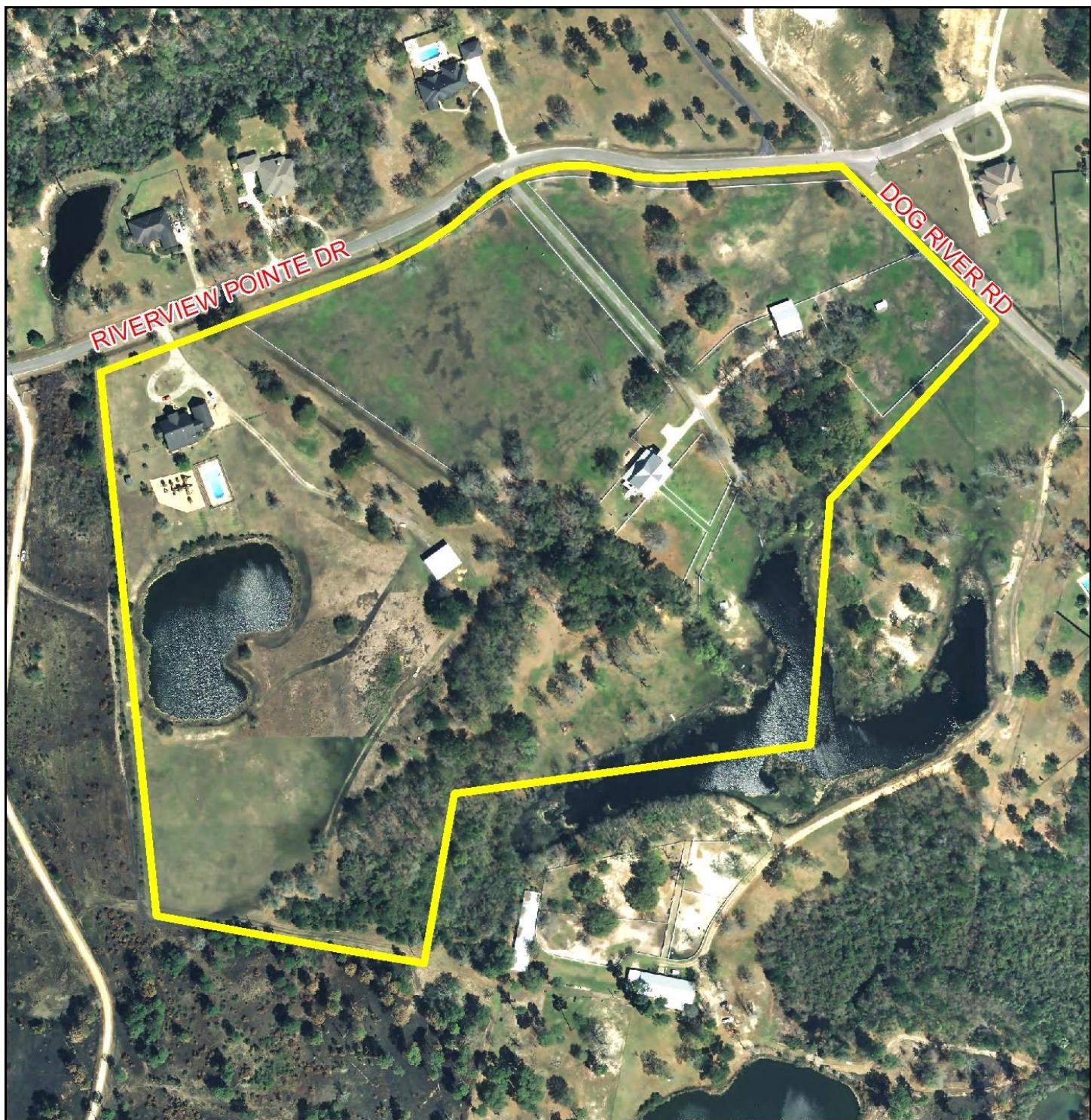
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[Color Box]	R-A	[Color Box]	R-3	[Color Box]	T-B	[Color Box]	B-2	[Color Box]	B-5	[Color Box]	MUN	[Color Box]	SD-WH	[Color Box]	T5.1
[Color Box]	R-1	[Color Box]	R-B	[Color Box]	B-1	[Color Box]	B-3	[Color Box]	I-1	[Color Box]	OPEN	[Color Box]	T3	[Color Box]	T5.2
[Color Box]	R-2	[Color Box]	H-B	[Color Box]	LB-2	[Color Box]	B-4	[Color Box]	I-2	[Color Box]	SD	[Color Box]	T4	[Color Box]	T6



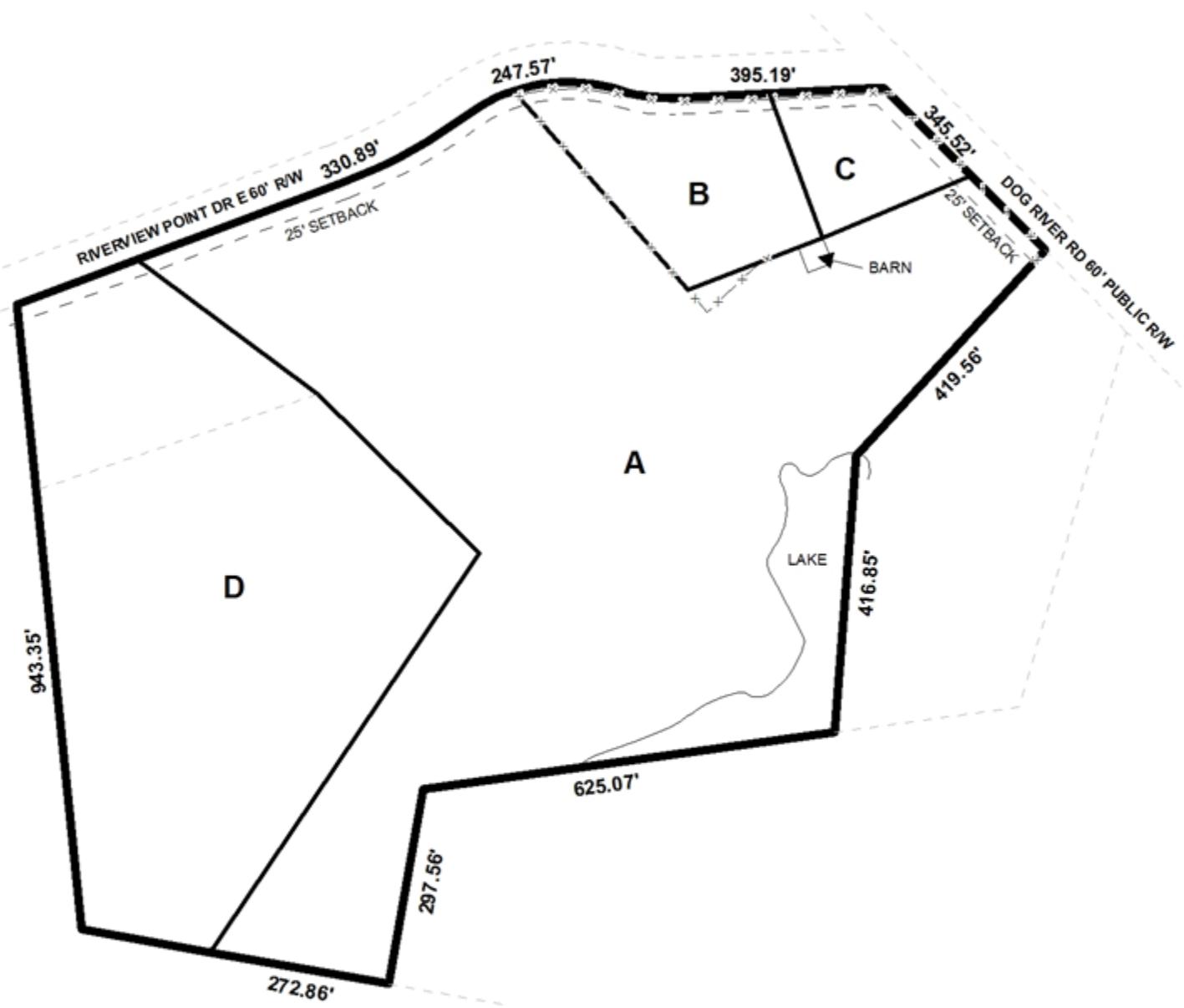
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DETAIL SITE PLAN



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