

RIVERVIEW SUBDIVISION, RESUBDIVISION OF LOTS

6 – 9, BLOCK 1

Engineering Comments: Show Minimum FFE on each lot shown on plat. Fill is not allowed without City of Mobile Engineering Department approval, which at a minimum requires providing compensation or completing a flood study. Wetland locations must be shown on plat. Any work in wetlands must be permitted through the Corps of Engineers and copies of permits must be provided the City prior to obtaining Land Disturbance Permits. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: No comments submitted.

MAWWS Comments: No comments submitted.

The plat illustrates the proposed 0.5± acre, 2-lot subdivision, which is located on the West side of Riviere du Chien Road, 250'± South of Riviere du Chien Court, in Council District 4. The applicant states the site is served by city water and sanitary services.

The purpose of this application is to subdivide four legal lots of record into two legal lots of record.

City GIS information indicates a portion of a public right-of-way along the West end of the current Lot 6, Block 1, Riverview Subdivision, and extending North across the adjacent property to Riviere du Chien Court. As this was indicated as an unopened public right-of-way on the GIS data until the late 1990's and is still indicated as such on City Real Estate Department maps, but is now indicated to be privately owned, documentation should be submitted to verify vacation of the right-of-way or an error in the mapping prior to signing the final plat.

The proposed subdivision fronts Riviere du Chien Road with a compliant 50' right-of-way; therefore, no dedication would be required. As a means of access management, a note should be required on the final plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The plat should be revised to illustrate the 25' minimum building setback line along Riviere du Chien Road. As on the preliminary plat, each lot should be labeled with its size in acres and square feet, or a table should be furnished on the final plat providing the same information.

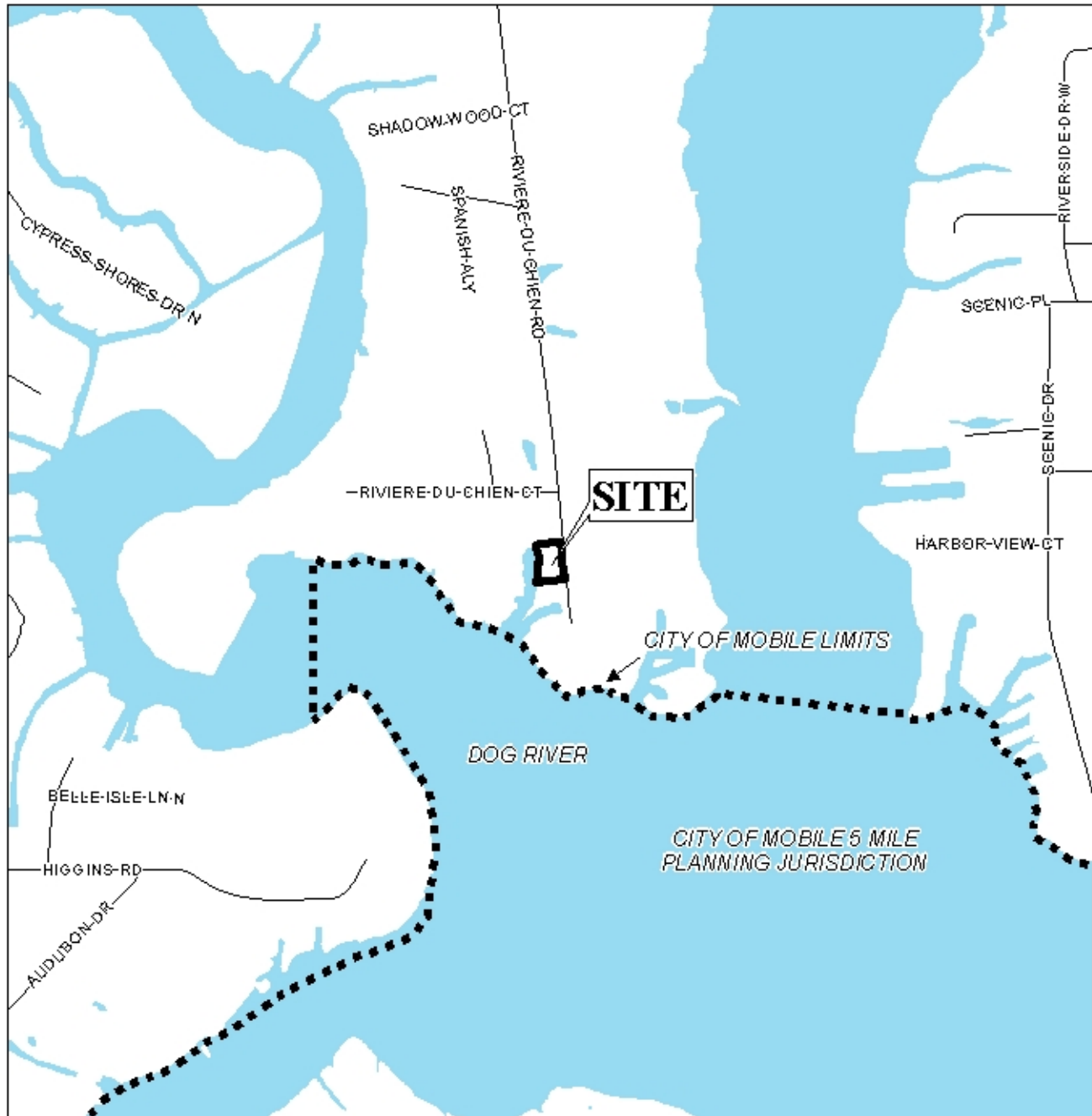
The site is bounded to the West by a canal, and as illustrated on the Environmental GIS database, NWI wetlands exist on a portion of the site. The presence of wetlands indicates that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) submission of documentation to verify vacation of the unopened public right-of-way along the rear portion of current Lot 6, Block 1, Riverview Subdivision, or submission of evidence of a City mapping error, prior to signing the final plat;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 1) illustration of the 25' minimum building setback line along Riviere du Chien Road;
- 2) labeling of each lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;
- 3) placement of a note on the final plat stating that the approval of all applicable Federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 4) placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 5) subject to the Engineering Comments: *(Show Minimum FFE on each lot shown on plat. Fill is not allowed without City of Mobile Engineering Department approval, which at a minimum requires providing compensation or completing a flood study. Wetland locations must be shown on plat. Any work in wetlands must be permitted through the Corps of Engineers and copies of permits must be provided the City prior to obtaining Land Disturbance Permits. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit).*

LOCATOR MAP



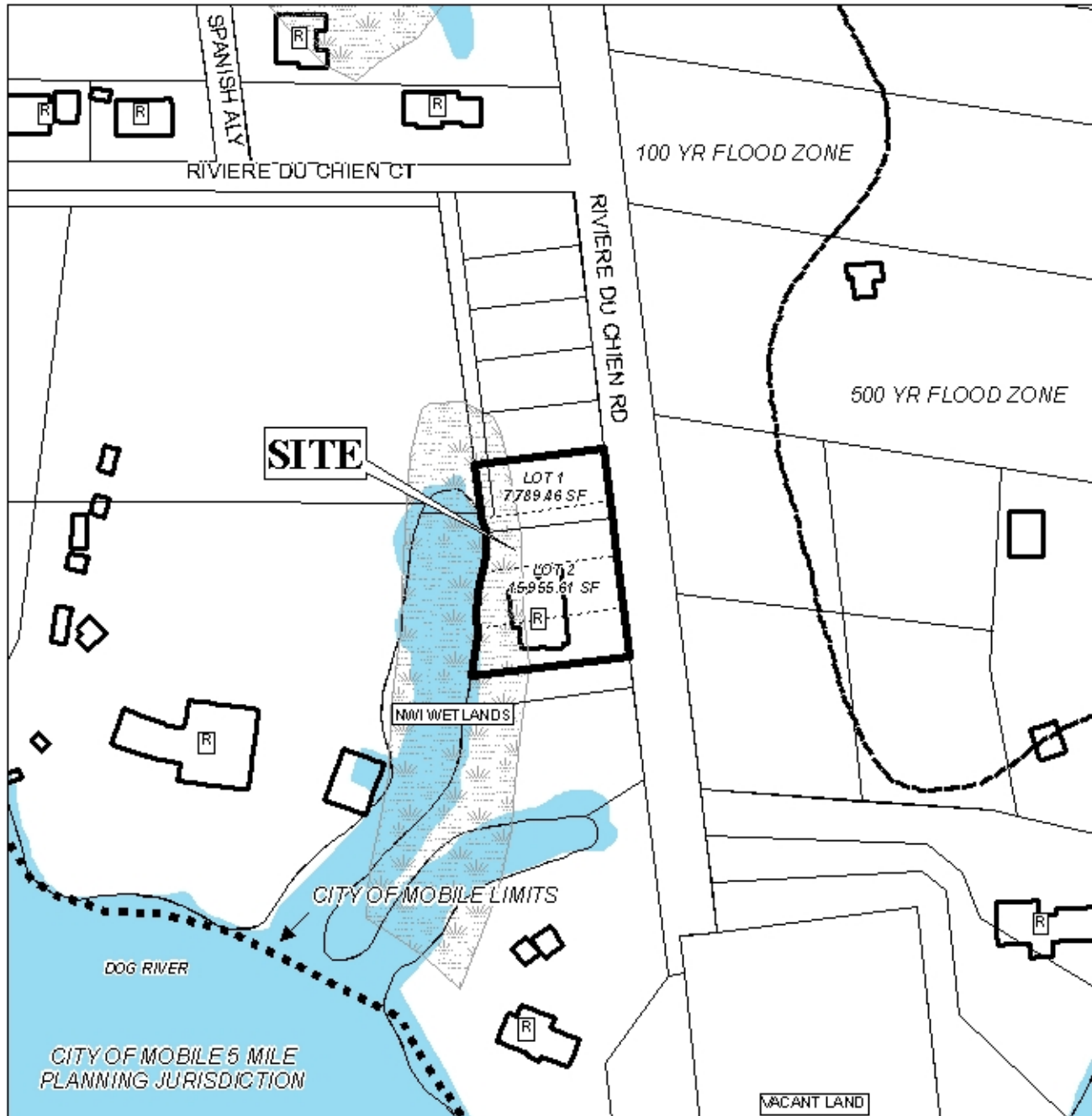
APPLICATION NUMBER 17 DATE July 16, 2009

APPLICANT Riverview Subdivision, Resubdivision of Lots 6-9 Block 1

REQUEST Subdivision



RIVERVIEW SUBDIVISION, RESUBDIVISION OF LOTS 6-9 BLOCK 1



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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

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RESUBDIVISION OF LOTS 6-9 BLOCK 1**



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