

RIVERVIEW PLACE SUBDIVISION

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 13 lot, 14.0± acre subdivision which is located on the North side of Bay Road, extending from Marina Drive South to Bay Road North. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a thirteen-lot subdivision from two metes and bounds parcels.

The site fronts Dauphin Island Parkway, which is a major street on the Major Street Plan has an existing right-of-way in compliance with the Plan. With Lots 1-6 having access on Marina Drive South, which serves as a service road for this portion of Dauphin Island Parkway, access management is not a major concern; however, Lot 6 should be limited to one curb cut to Marina Drive South.

It is likely that Lots 1-6 will be developed as commercial, 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.

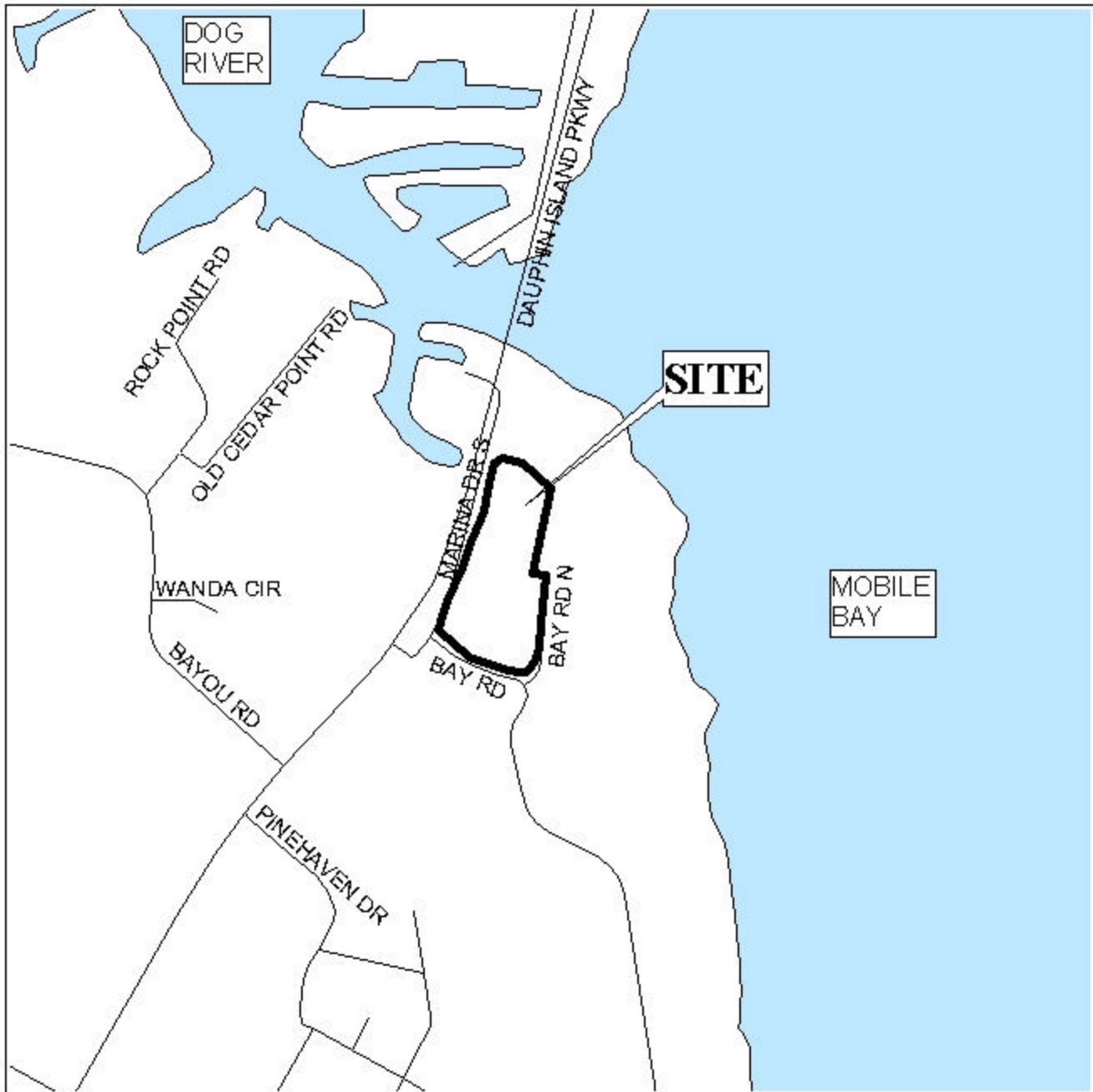
The proposed subdivision would create five new lots along Bay Road North, which is gravel; therefore, this portion of Bay Road North should be paved to County Standards, along the entire frontage of Lots 8-13.

The site has wetlands and is in close proximity to Mobile Bay and as such the area may be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lot 6 is limited to one curb cut to Marina Drive South, with the size, location and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; 3) that Lots 9-13 not be recorded until the existing Bay Road North is paved to County standards along the entire frontage of Lots 8-13; 4) the approval of all applicable federal, state, and local agencies; and 5) placement of the required 25-foot minimum building setback line on the final plat.

LOCATOR MAP



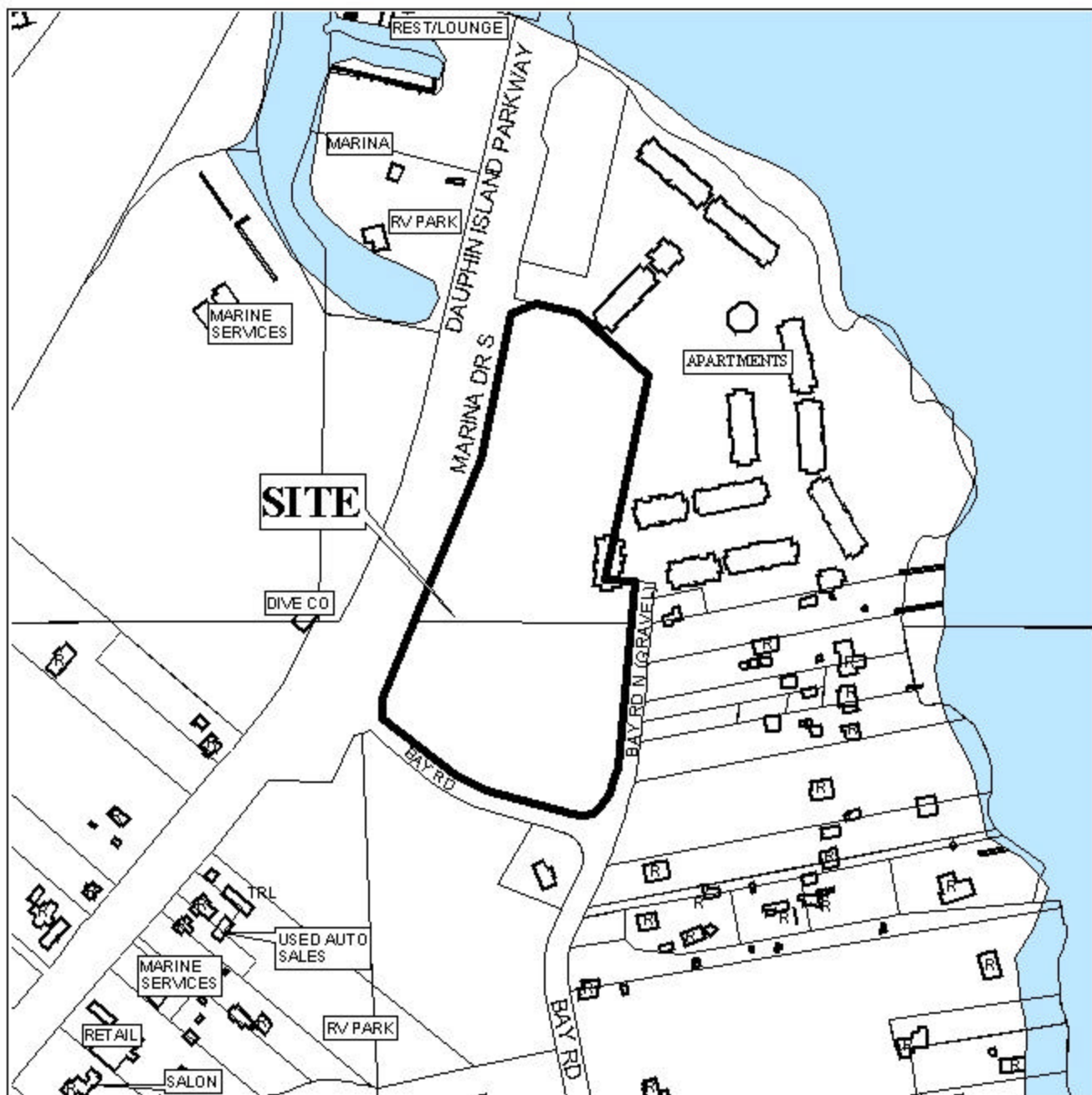
APPLICATION NUMBER 18 DATE June 19, 2003

APPLICANT Riverview Place Subdivision

REQUEST Subdivision



RIVERVIEW PLACE SUBDIVISION

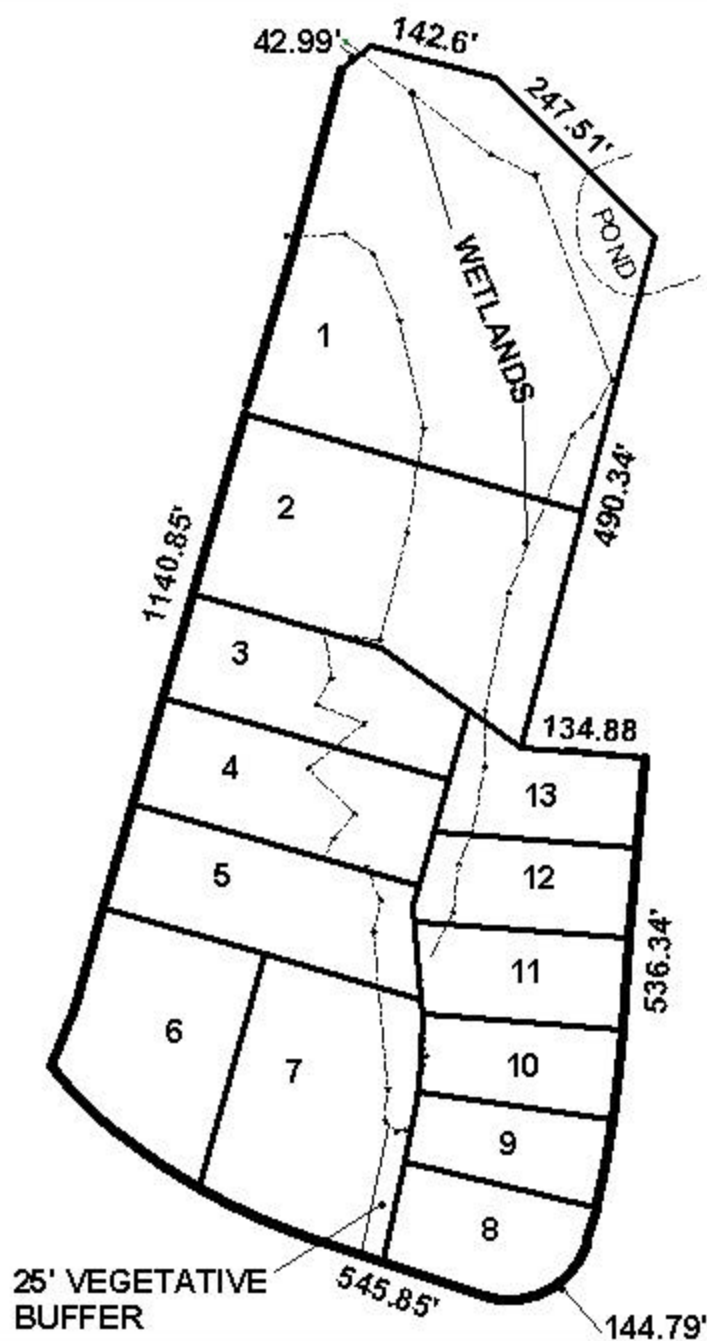


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LEGEND



SUBDIVISION PLAT



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