

RIVERVIEW POINTE SUBDIVISION, RESUBDIVISION OF LOT C OF THE RESUBDIVISION OF LOT 2

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 47.6 \pm acres, 2 lot subdivision which is located on the East side of Old Rangeline Road, 1,000' \pm North of Hurricane Bay Drive. The subdivision is served by public water and sewer system.

The purpose of this application is to subdivide one lot into two lots.

As illustrated on the plat, Lot C-1 would have 1,050' of frontage along Old Rangeline Road, access management is a concern. Therefore, the placement of a note on the final plat stating that Lot C-1 should be limited to two curb cuts to Old Rangeline Road, with the size, location and design to be approved by County Engineering, should be required.

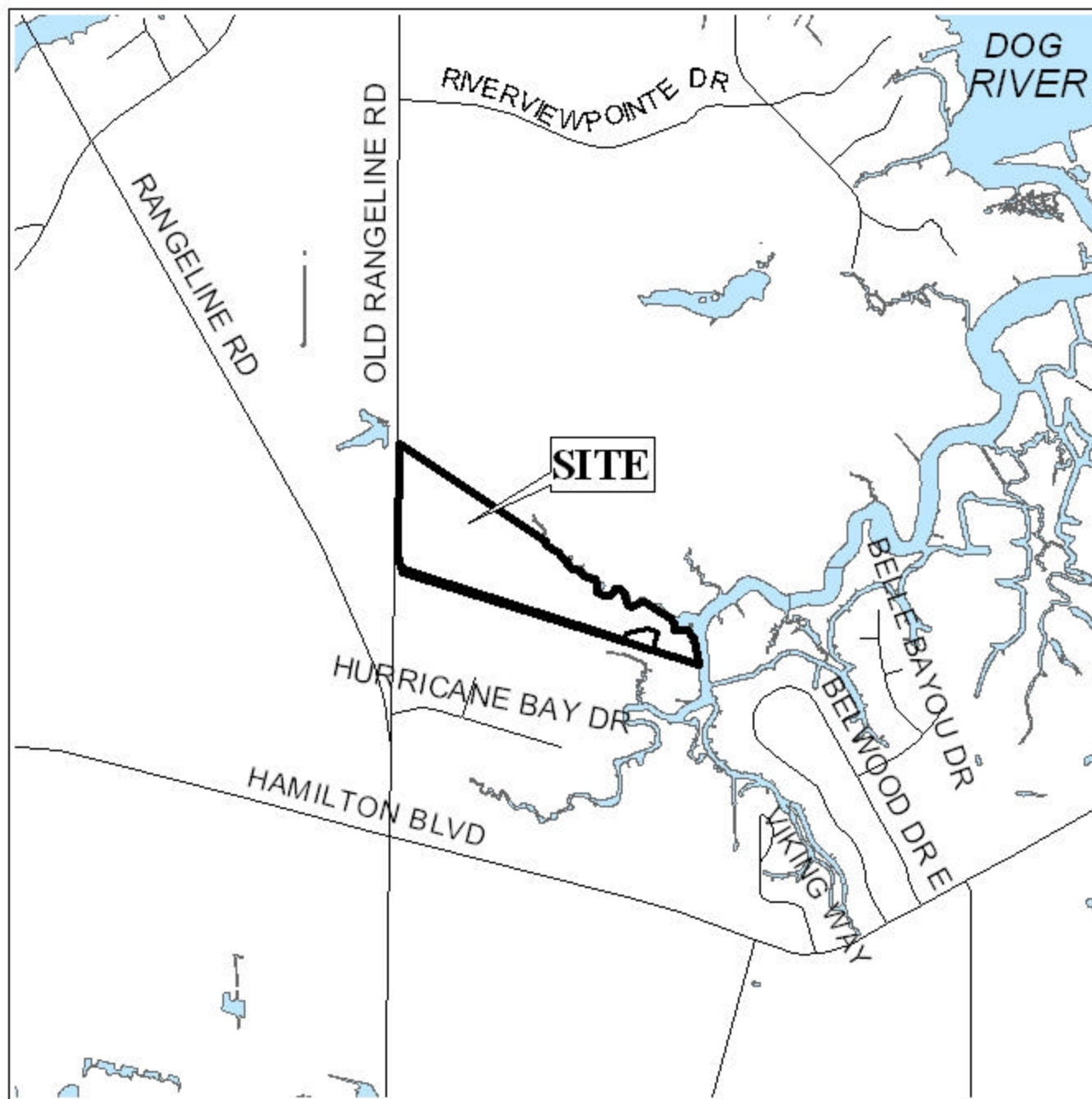
As proposed, Lot C-2 would exceed the width to depth ratio, therefore a waiver of Section V.D.3 would be required.

As illustrated on the Vicinity Map, the site contains wetlands, thus this area could be considered environmentally sensitive; therefore, the developer must obtain any necessary federal, state, and local environmental approvals.

This site is located in the 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.

With a waiver of Section V.D.3, the plat meets 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 C-1 is limited to two curb cuts to Old Rangeline Road, with the size, location and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that the developer obtain any necessary approvals from federal, state, and local agencies; and 3) the placement of a note on the final plat stating that any property that is developed commercially, and adjoins residential property will, provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

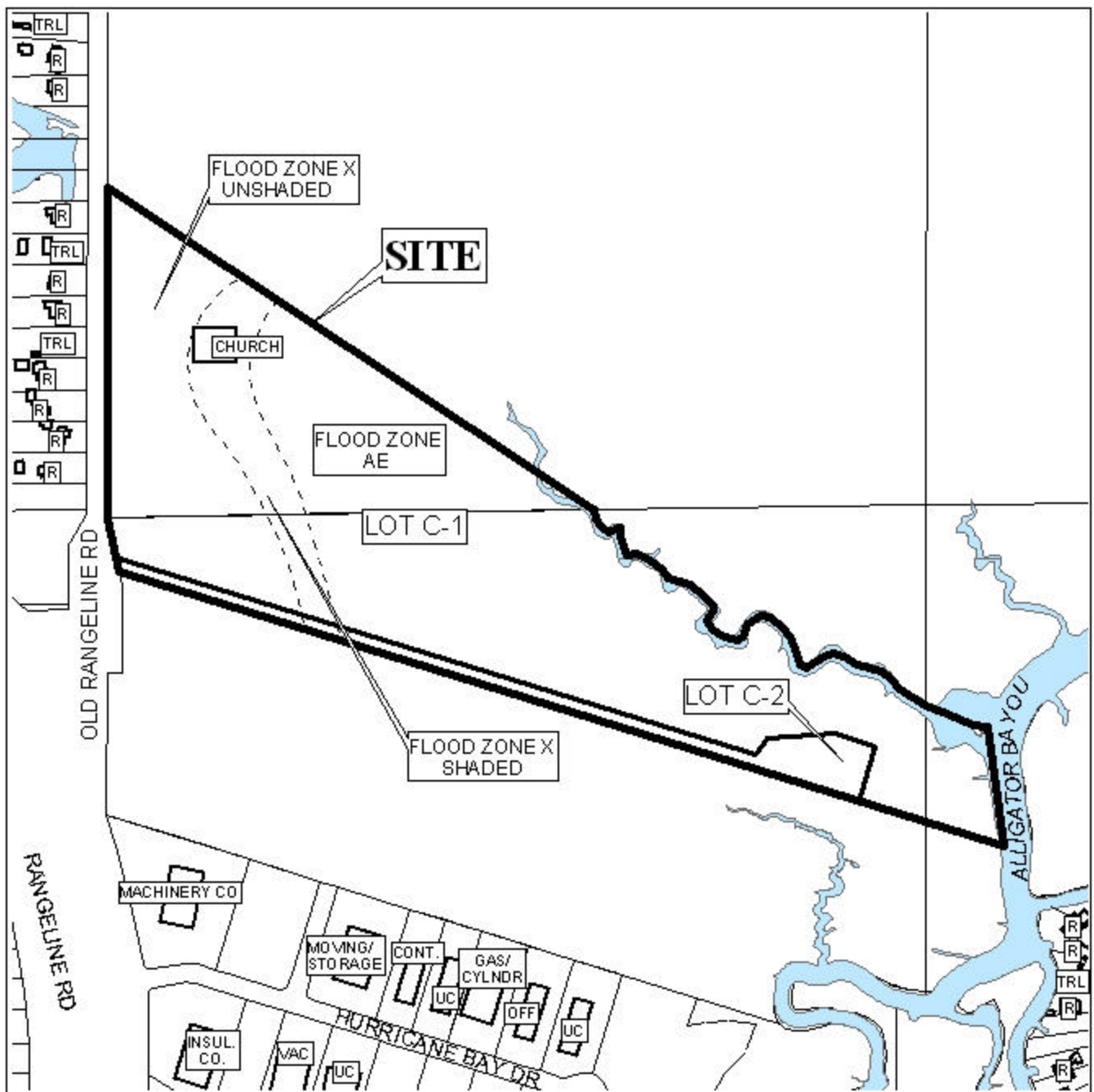
LOCATOR MAP



APPLICATION NUMBER 23 DATE June 5, 2003
APPLICANT Riverview Pointe Subdivision, Resubdivision of Lot C of the
Resubdivision of Lot 2
REQUEST Subdivision

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RIVERVIEW POINTE SUBDIVISION, RESUBDIVISION OF LOT C OF THE RESUBDIVISION OF LOT 2



APPLICATION NUMBER 23 DATE June 5, 2003

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