

RIVERVIEW PINES SUBDIVISION

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

The plat illustrates the proposed 1 lot, 5.0 ± acres subdivision which is located on the South side of Riverview pointe Drive, 1,650' ± East of Old Rangeline Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a one-lot subdivision from a metes and bounds parcel. It should be noted that the area labeled future development on the plat would require subdivision approval from the Commission for any development.

The site is located within the Dog River watershed, thus the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required prior to the issuance of any permits.

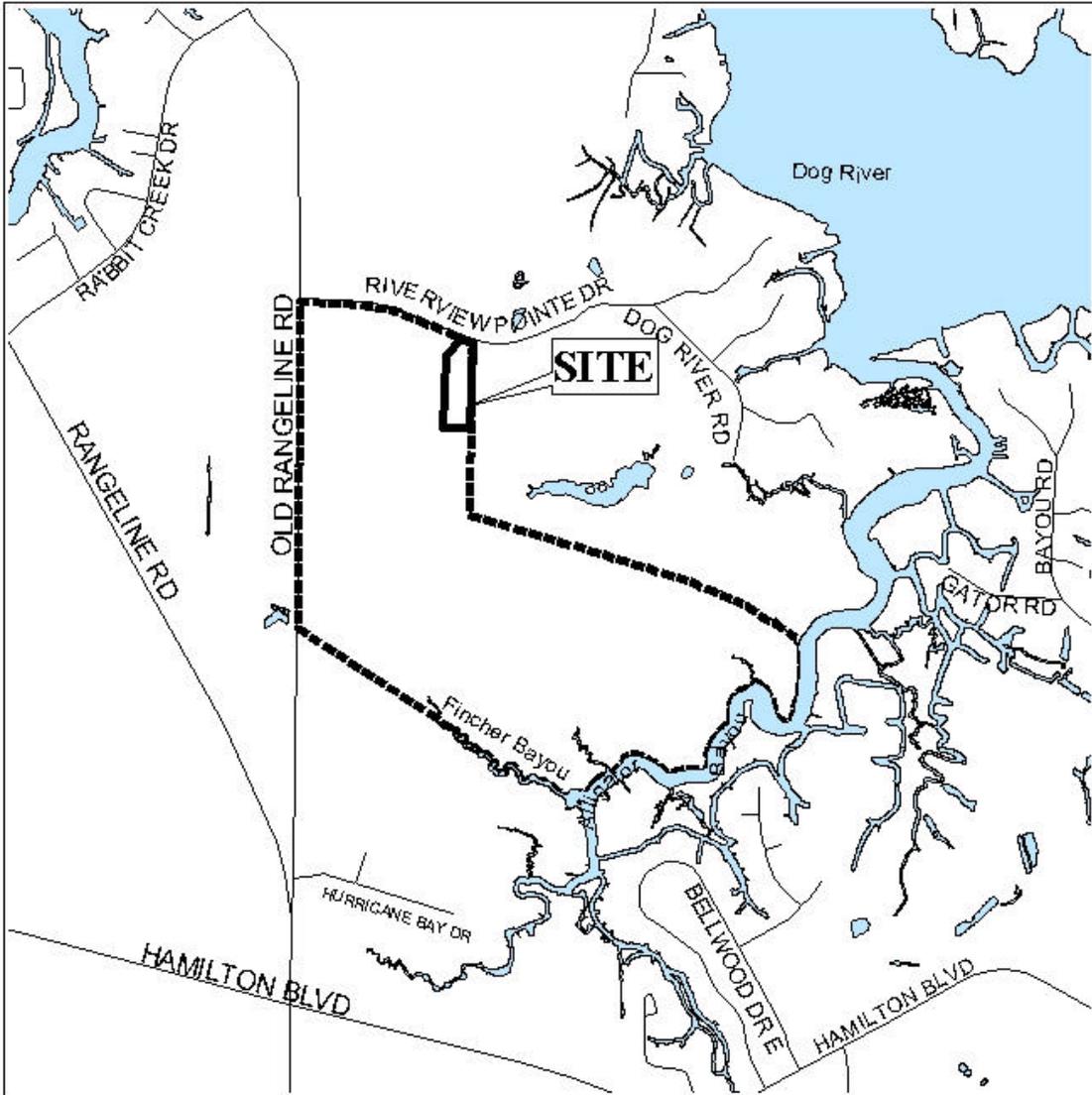
Lot 1 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required.

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.

It should be noted that the plat illustrates Riverview Pointe Drive as a private road. The staff verified with County Engineering that this portion of Riverview Pointe is in fact a public right-of-way and is maintained by the County. Riverview Pointe Drive should be shown as a public right-of-way on the final plat.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies; 2) the 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.7. of the Subdivision Regulations; and 3) that Riverview Pointe Drive be shown as a public right-of-way on the final plat.

LOCATOR MAP



APPLICATION NUMBER 17 DATE June 17, 2004

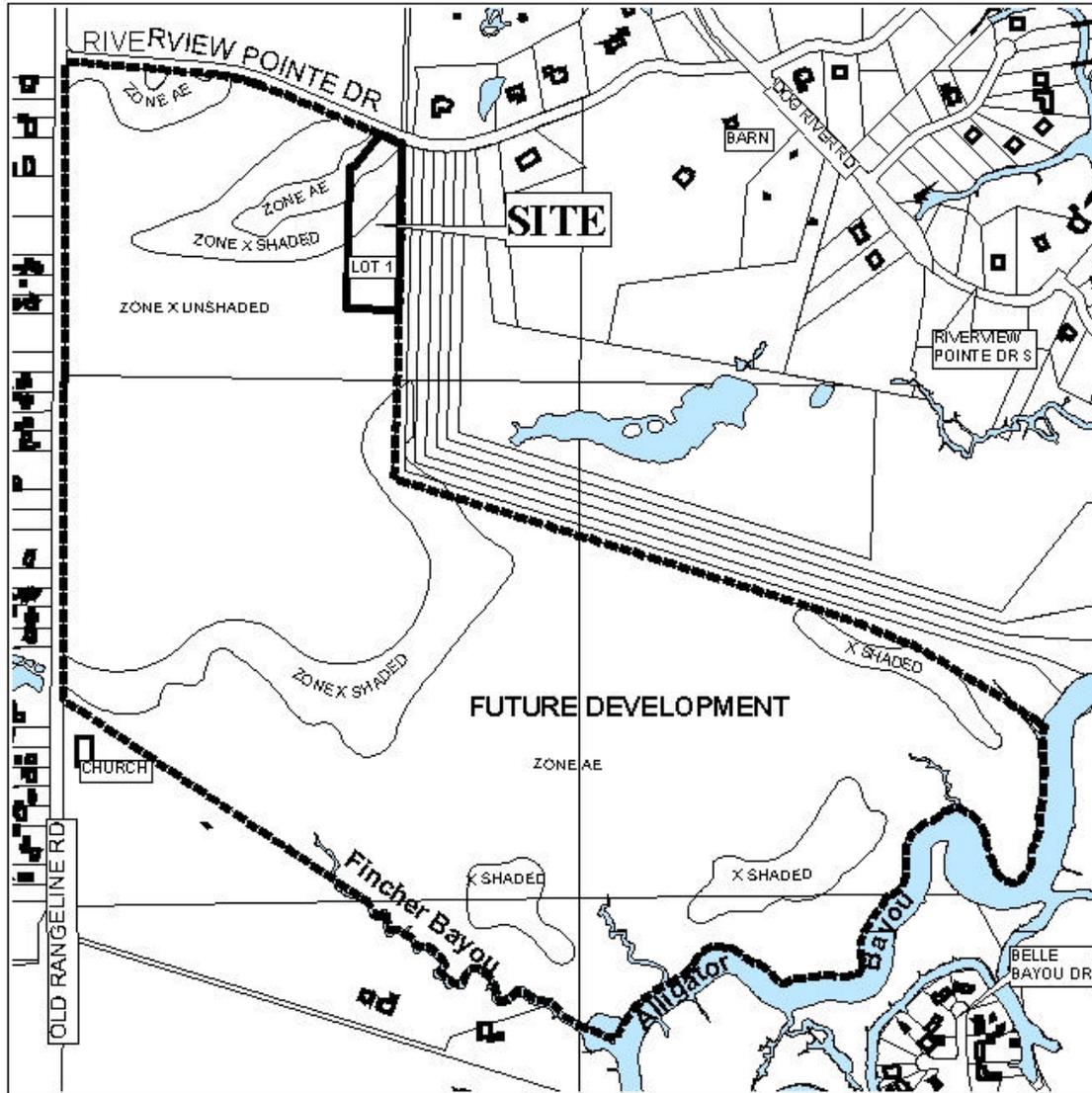
APPLICANT Riverview Pines Subdivision

REQUEST Subdivision



NTS

RIVERVIEW PINES SUBDIVISION



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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