

RIVERWOOD SUBDIVISION, PHASE ONE A

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

The plat illustrates the proposed 1.3 acre \pm , 4 lot subdivision which is located on the North and South sides of Riverwood Court and Riverwood landing, at their East termini. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide 4 lots that are part of the Riverwood Subdivision, Phase One.

Riverwood Subdivision, Phase One, was approved by the Planning Commission at the April 7, 2005 meeting, with the following condition specifically for the area of the plat currently under review: "submission of documentation to illustrate that lots 48-51 and lots 56-59 provide a minimum area of 7,200 sq.ft. exclusive of wetlands." The Planning Commission has generally taken a conservative approach to the development of properties containing wetlands, and frequently required that the minimum lot area (7,200 sq.ft.) be exclusive of wetlands.

This application appears to specifically address the wetlands concerns stated by the Planning Commission, by reconfiguring lots 48, 51, 56, and 58, and eliminating lots 49, 50, and 57. The reconfigured lots will meet all minimum size and setback requirements, exclusive of wetlands. The eliminated lots 49, 50, and 57 will become part of the wetlands common area / vacant land. The wetlands common area should be appropriately labeled on the Final Plat, if approved, and a note should be placed on the plat stating that all common areas and easements are to be maintained by the property owners association for the development. It should be noted that conveyance of the wetlands common area as a Conservation Easement to a conservation land trust may be appropriate.

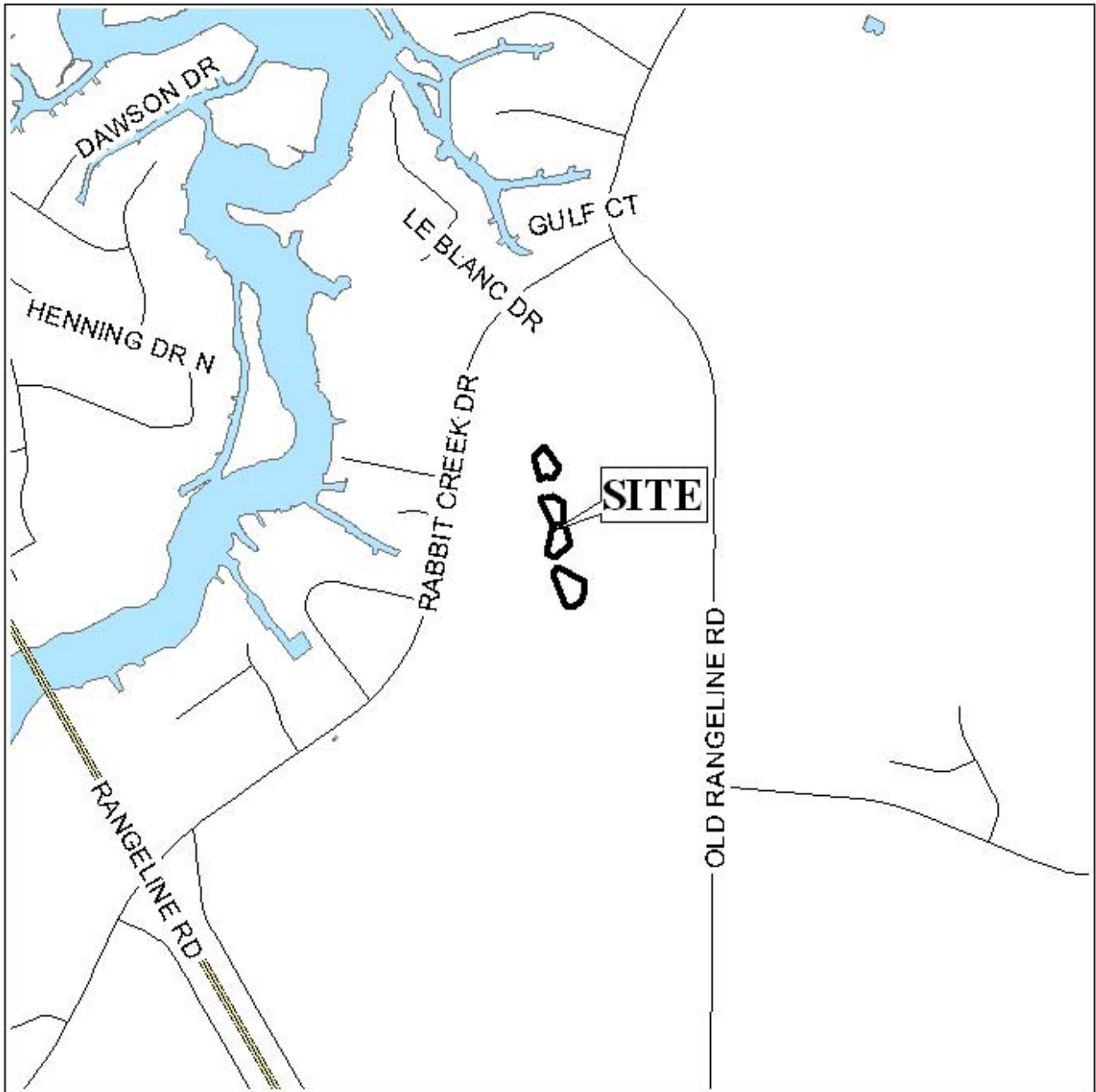
The lots in question are not located within the 100 or 500-year floodplains for Dog River or Rabbit Creek, however, the lots as well as the entire Riverwood Subdivision (all phases) appear to be located within an area subject to hurricane-related storm surges.

The site is located in the County, thus a note 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, should be retained for the Final Plat, if approved.

The plat is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the Final Plat stating that easements and common areas are to be maintained by the property owners association; 2) labeling of wetland areas as common areas, if applicable; 3) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations, and; 4) approval of all applicable federal,

state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits.

LOCATOR MAP

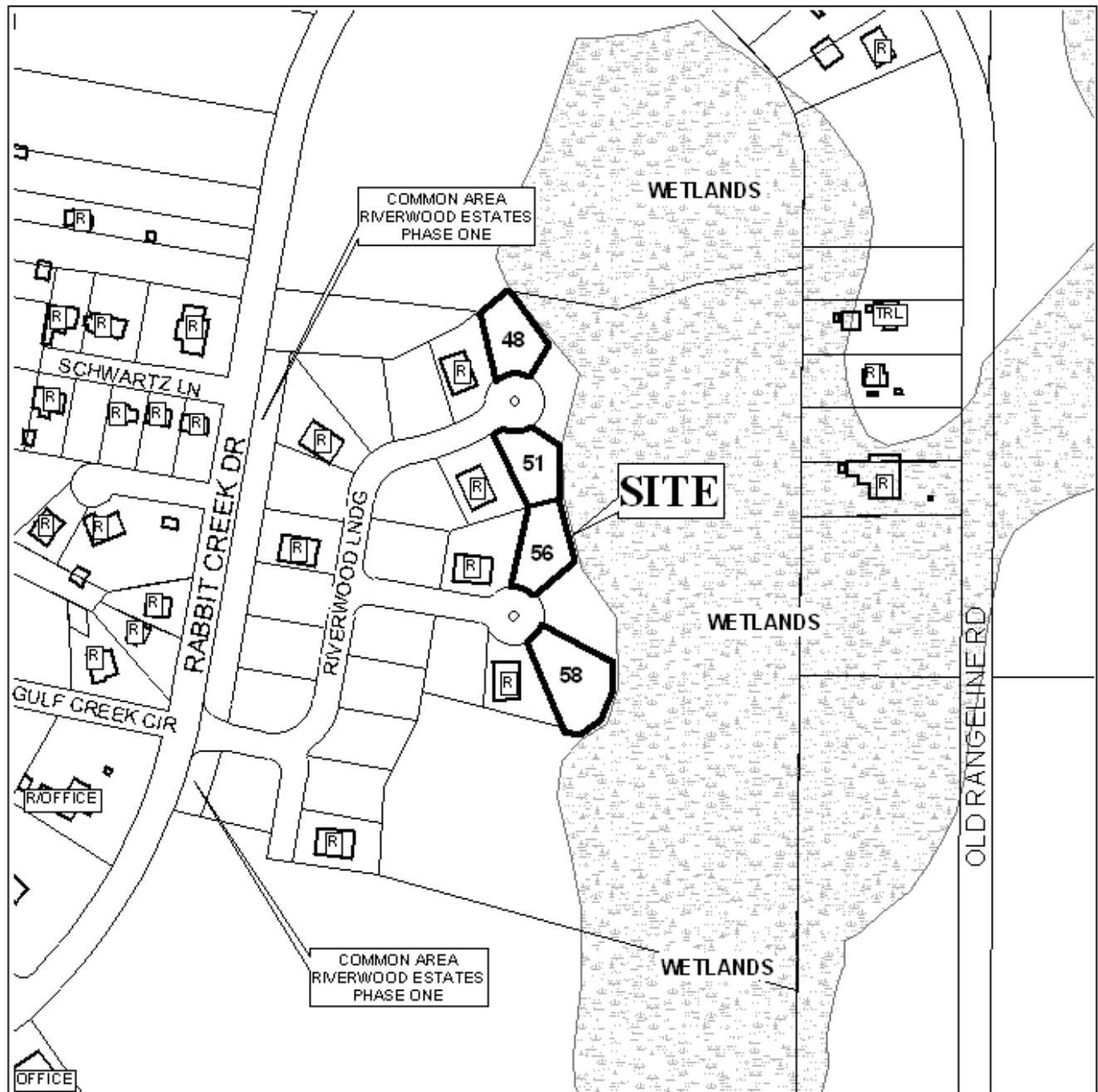


APPLICATION NUMBER 9 DATE February 16, 2006
APPLICANT Riverwood Estates Subdivision, Phase One A
REQUEST Subdivision



NTS

RIVERWOOD ESTATES SUBDIVISION, PHASE ONE A



APPLICATION NUMBER 9 DATE February 16, 2006

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

N

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