

RIVERWOOD SUBDIVISION

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

The plat illustrates the proposed 66 lot, 29.0 \pm acres subdivision which is located on the North side of Rabbit Creek Drive, 330' \pm West of Dog River Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide three existing lots into 66 lots. It should be noted that Phase II as labeled on the Detail Site Plan will require subdivision approval from the commission for any development.

A note should be placed on the final plat stating that Lot 66 be denied direct access to Rabbit Creek Drive. Additionally, a note should be placed on the final plat stating that lots located on a corner (Lots 8, 28, 39, 54, 61 and 66) are allowed one curb cut each, with the design, size and location to be approved by County Engineering.

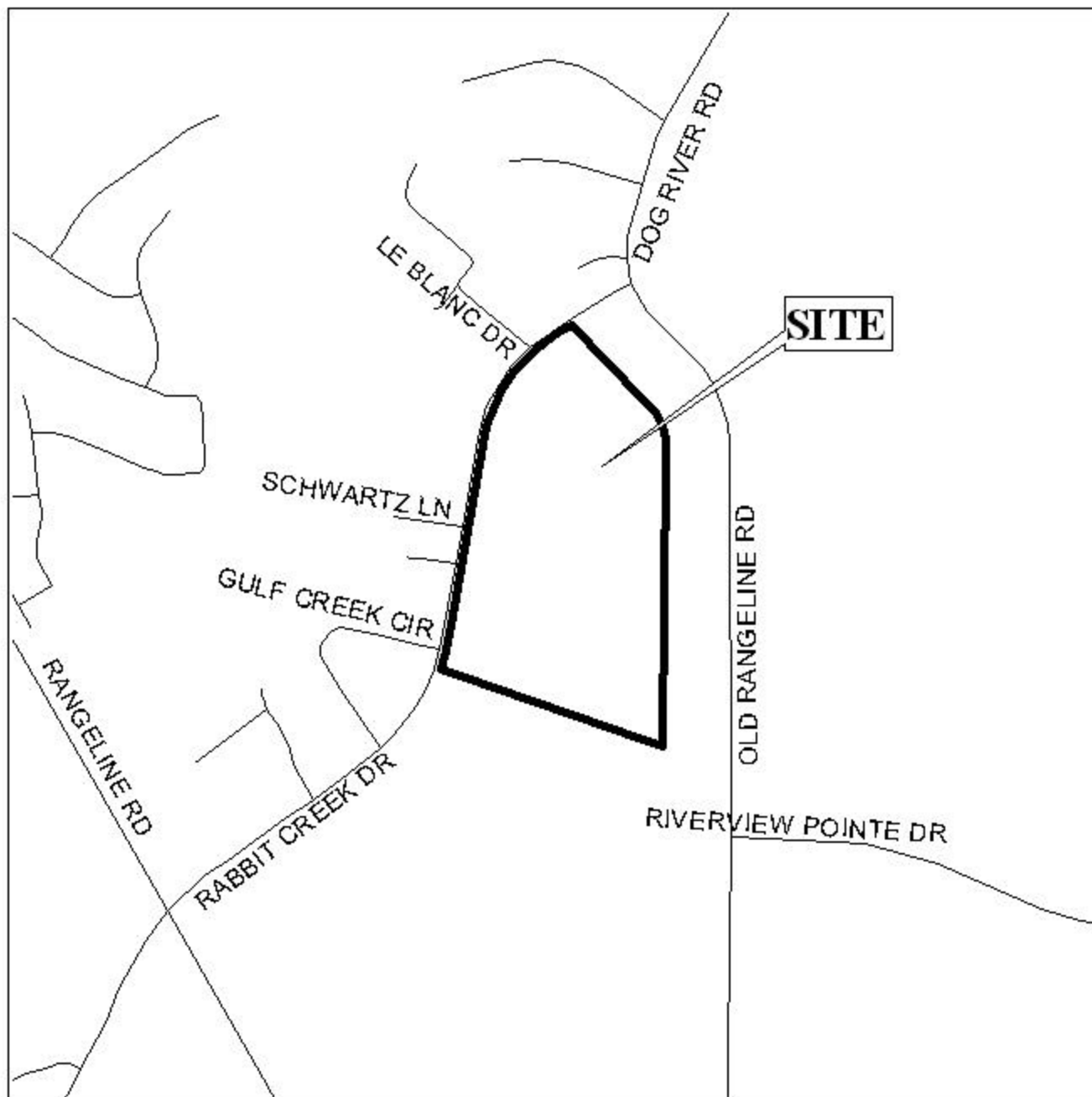
As illustrated on the preliminary plat there are several strips of property that are not identified, these strips should be labeled as common areas on the final plat, with a note stating that maintenance thereof is the responsibility of the property owners association.

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.

The 25-foot minimum setback lines are not shown but would be required on the final plat.

With modifications, 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 66 is denied access to Rabbit Creek Drive; 2) placement of a note should on the final plat stating that corner lots (8, 28, 39, 54, 61 and 66) are limited to one curb cut each, with the design, size and location to be approved by County Engineering; 3) all common areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association; 4) 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 5) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER 24 DATE October 16, 2003

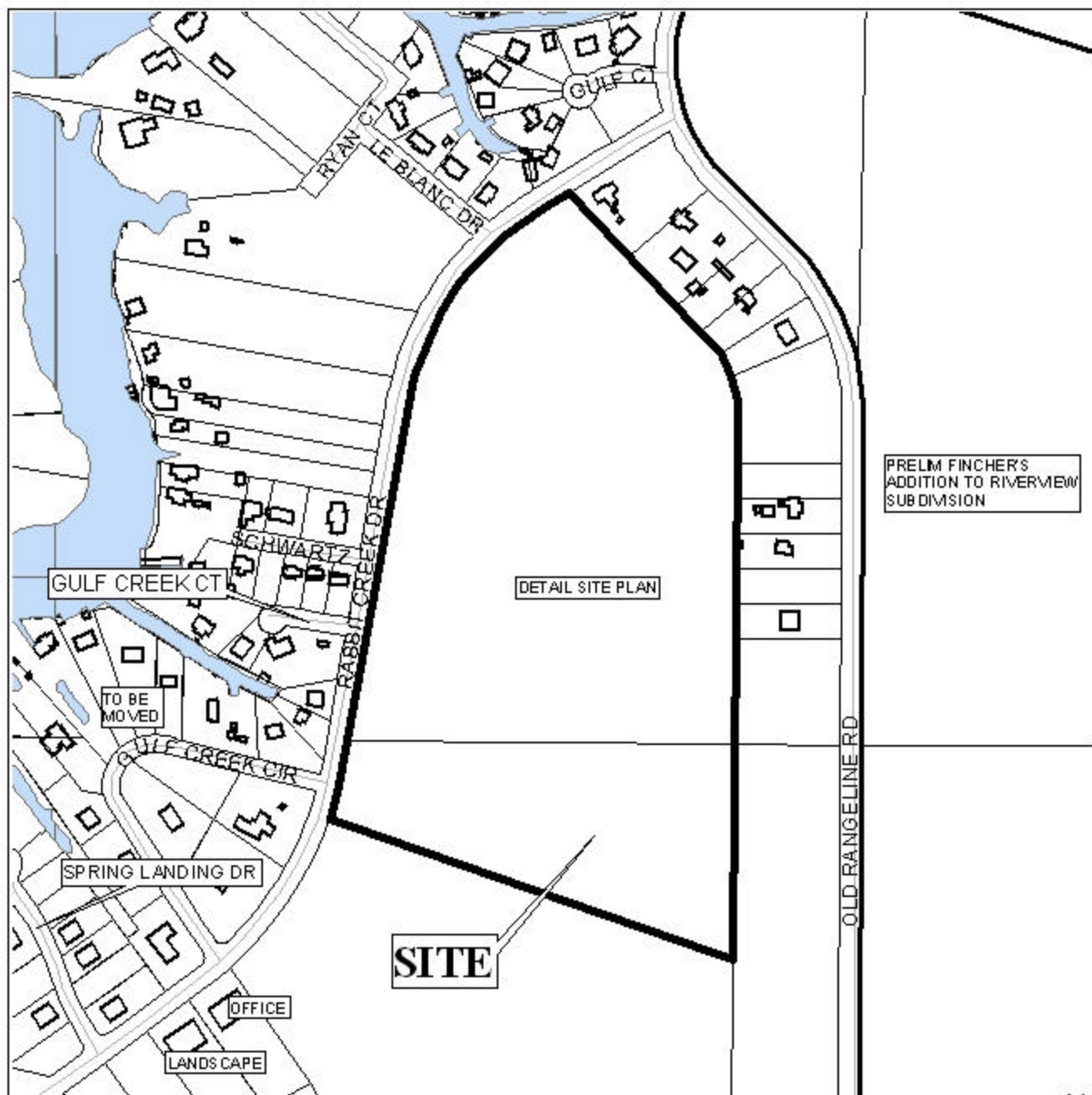
APPLICANT Riverwood Subdivision

REQUEST Subdivision



NTS

RIVERWOOD SUBDIVISION



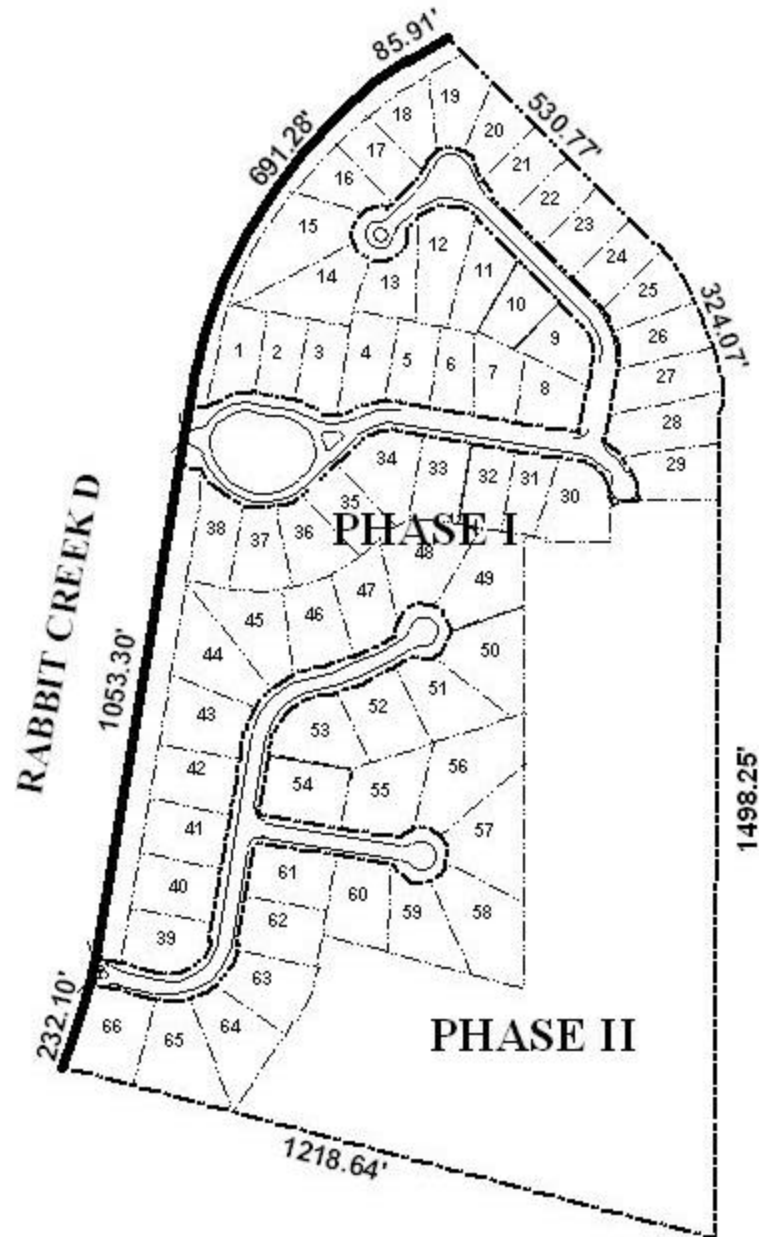
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LEGEND



NTS

DETAIL SITE PLAN



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APPLICANT Riverwood Subdivision
USE/REQUEST Subdivision

