

## HOLDOVER

*Revised*

### RIVERWOOD SUBDIVISION

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

The plat illustrates the proposed 82.7 acre $\pm$ , 191 lot subdivision which is located on the East side of Rabbit Creek Drive, 330' $\pm$  West of Dog River Road, adjacent to the West side of Mandrell's Addition to Hollingers Island Subdivision, and is located within the five-mile Planning Jurisdiction. The subdivision is served by City water and sanitary facilities.

The purpose of the application is to combine three legal lots of record and part of a fourth, and subdivide them into a large residential subdivision. The original plat submitted proposed 191 lots, but was revised and reduced the number of lots to 187.

As a side note, previous applications for the three legal lots included in this application were approved by the Planning Commission as Phase I and Phase II, Riverwood Subdivision. As indicated above, the application now before the Commission includes the original three lots and a portion of a fourth lot.

During the review process of this application it was discovered that there were problems with the legal description and that the proposed subdivision included a portion of a lot, but not all of it. The applicant's engineer was contacted regarding these issues. A revised drawing illustrating the boundaries of the remainder of the omitted partial lot was submitted; however, it was not included in the legal description, nor was it indicated as a lot or as future development. As with any subdivision application, entire properties must be included when part of the property is involved.

While the general configuration and lot sizes appear to comply with the Subdivision Regulations, there are several other points of concern that should be addressed. The plat illustrates several areas that are either not identified or are identified as a sidewalk path. These areas must be accounted for, identified and appropriately labeled. Also, a note should be placed on the plat indicated that maintenance of these areas shall be the responsibility of the property owners.

The site is located in the County, therefore buffers in compliance with Section V.A.7 should be provided if any lots are developed commercially and abut residentially developed properties.

Also, the plat does not reflect the required minimum building setback line.

Based on the preceding, it is recommended that this application be heldover until the June 3 meeting to allow the applicant to submit a revised plat to address the concerns expressed in the staff report, and to include the remainder of all property(s) involved in the application.

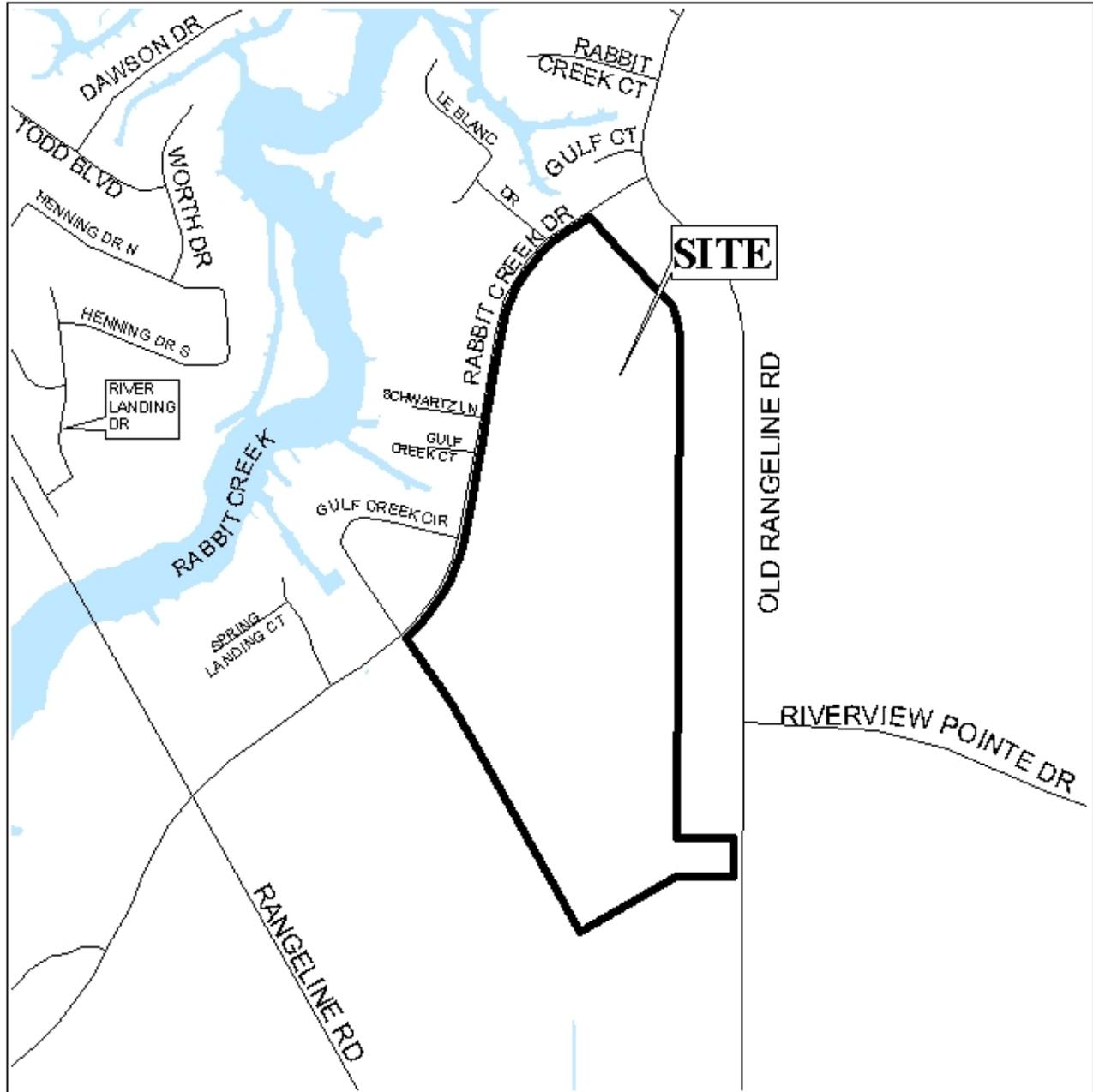
*After further discussions with parties involved in the subdivision, it was determined that the remainder of the partial lot included in the subdivision could be omitted from this application as*

*there was a previous preliminary approval for the overall parcel that would applied to the remainder of the property.*

*Conditions placed on the previous approvals (Phases I & II) would still be applicable, and should be included as conditions of the approval of this new request. Those conditions include the provision of traffic calming devices, identification of all common areas (as also discussed above), the provision of buffers and the provision of the required 25' building setback line.*

*Based on the preceding, the revised plat for 187 lots meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the provision of traffic calming devices, exact number, location and design to be approved by County Engineering; 2) all unidentified areas and areas for "public" use be identified as Common Area; 3) placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners association; 4) placement of a note on the final plat stating that there shall be no curb cuts to Rabbit Creek Drive; and 5) placement of a note on the final plat stating that buffers in compliance with Section V.A.7 should be provided if any lots are developed commercially and abut residentially developed properties.*

# LOCATOR MAP



APPLICATION NUMBER Holdover DATE June 3, 2004

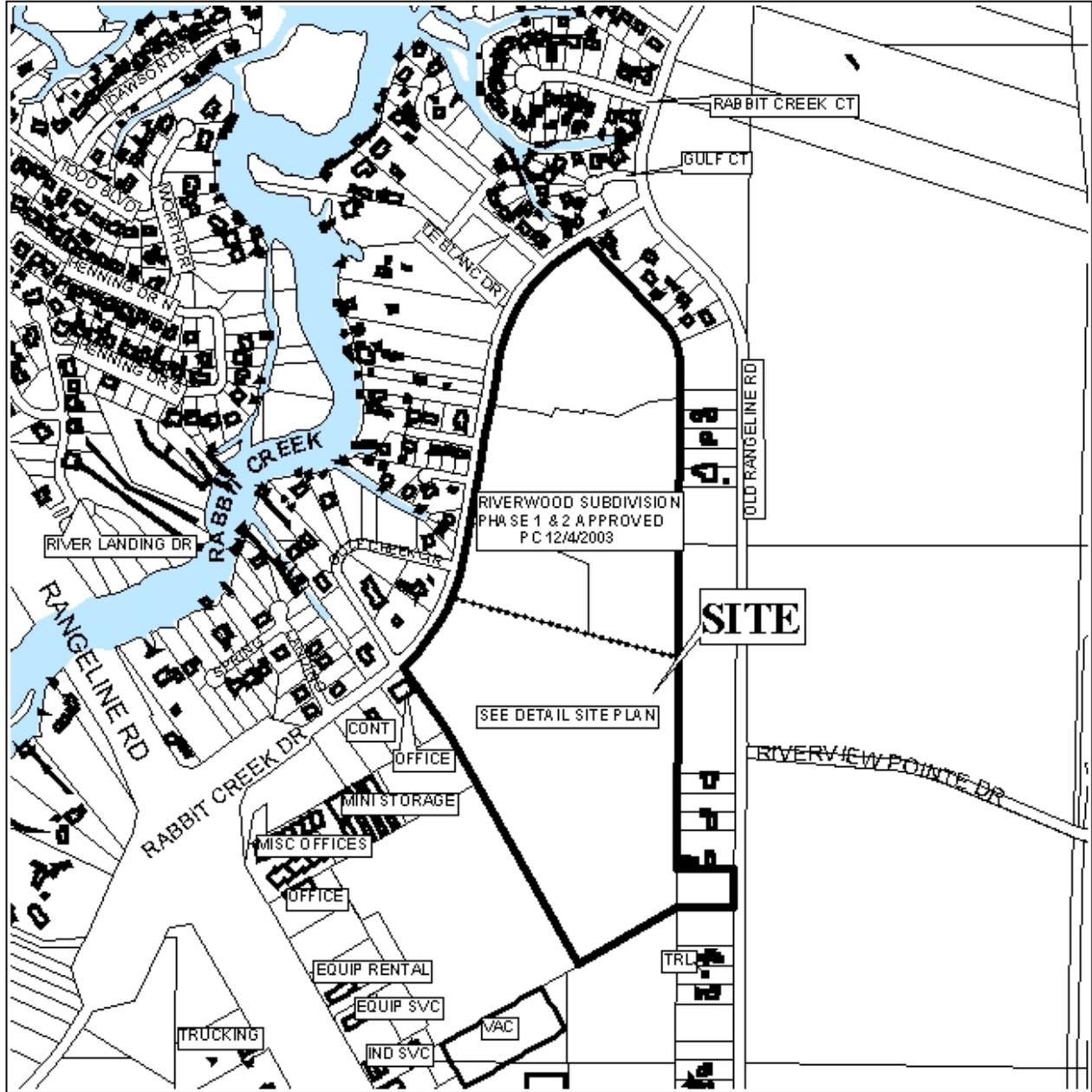
APPLICANT Riverwood Subdivision

REQUEST Subdivision



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# RIVERWOOD SUBDIVISION



APPLICATION NUMBER Holdover DATE June 3, 2004

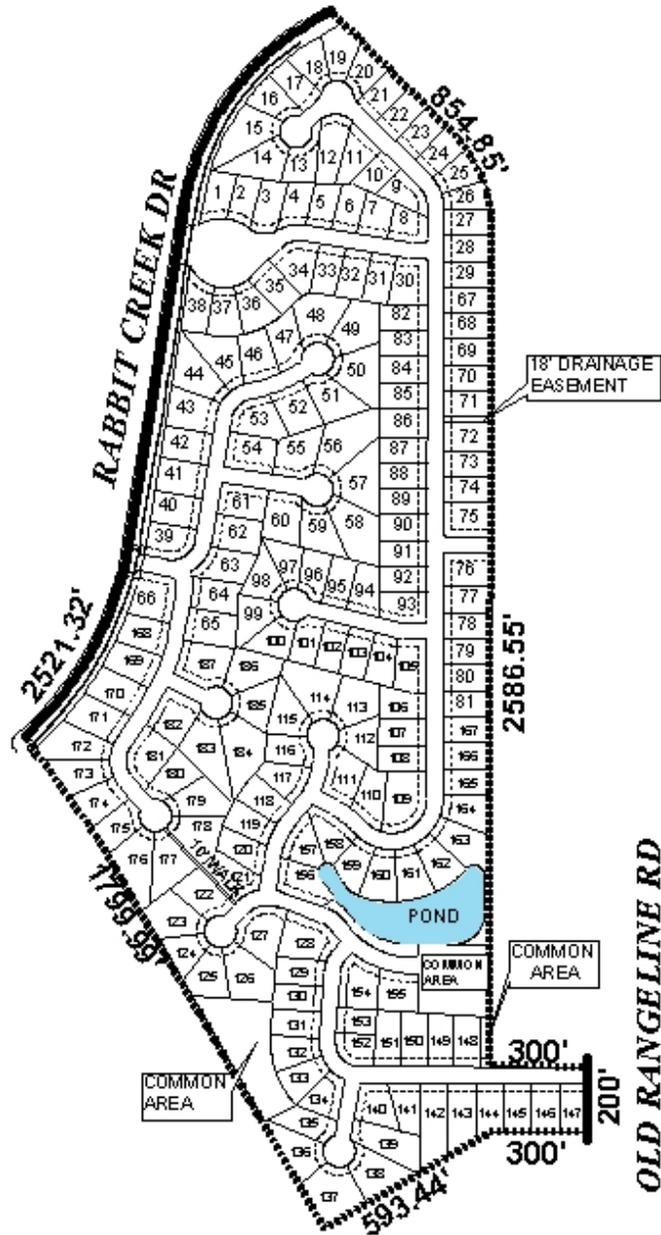
LEGEND

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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# DETAIL SITE PLAN



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APPLICANT Riverwood Subdivision

REQUEST Subdivision



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