

RIVERWOOD SUBDIVISION,

PHASE ONE

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

The proposed subdivision is located on the East side of Rabbit Creek Drive at the East termini of Gulf Creek Circle , Gulf Creek Court, and Schwartz Lane. The subdivision is served by public water and sanitary facilities.

The site is part of a previously approved subdivision, and this phase is virtually identical to the plat for the previous approval. While the lot configuration is the same as the previous approval, there are concerns relating to wetlands that could impact the lot configuration at the ends of the cul de sacs. The wetlands were not depicted on the previous submissions; therefore, no conditions relating to wetlands were attached to the previous approvals.

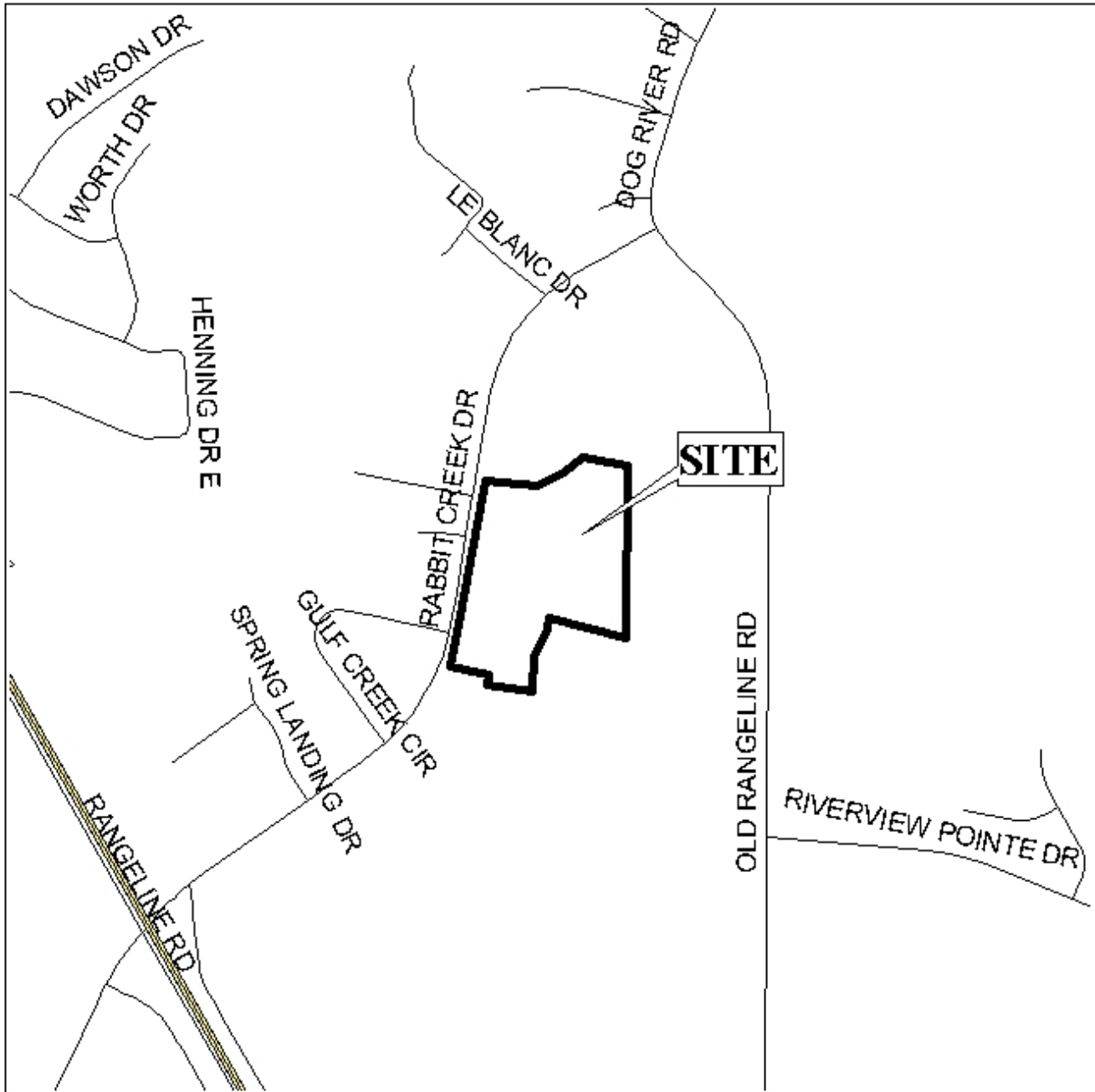
The Commission has generally taken a conservative approach to development of properties containing wetlands, and frequently required that the minimum lot area (7,200 sq.ft.) be exclusive of wetlands. In this particular instance, at least two of the proposed lots would be significantly impacted (specifically lots 49 and 50 – at the end of Riverwood Landing), and do not appear to have adequate buildable area exclusive of the wetlands.

The plat reflects a large common area running adjacent to the Rabbit Creek Drive. The purpose of this common area is to provide a natural vegetative buffer and allow for a drainage easement. The plat also indicates planting areas located in the center of the cul de sacs. All such planting areas should be noted as common areas, and a note required on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners. While neither the Planning Commission nor County Commission has authority over restrictive covenants, maintenance provisions should also be included in the restrictive covenants to notify purchasers of this responsibility.

The remainder of the overall properties is shown as future development. These areas will have to be reconfigured due to the wetlands and flood zone. Some of these areas may ultimately have to become common area due to inaccessibility, but those issues will be considered with the future applications.

Based on the preceding, it is recommended that this plat be granted Tentative Approval subject to the following conditions: 1) lots 48-58 be reconfigured to provide a minimum area of 7,200 sq.ft. exclusive of wetlands; 2) placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners; 3) placement of a note on the final plat stating that there shall be no curb cuts to Rabbit Creek Drive; 4) placement of a note on the final plat stating that buffers in compliance with Section V.A. 7 shall be provided ; and 5) developer to obtain approvals for all applicable federal, state and local agencies prior to the issuance of any permits

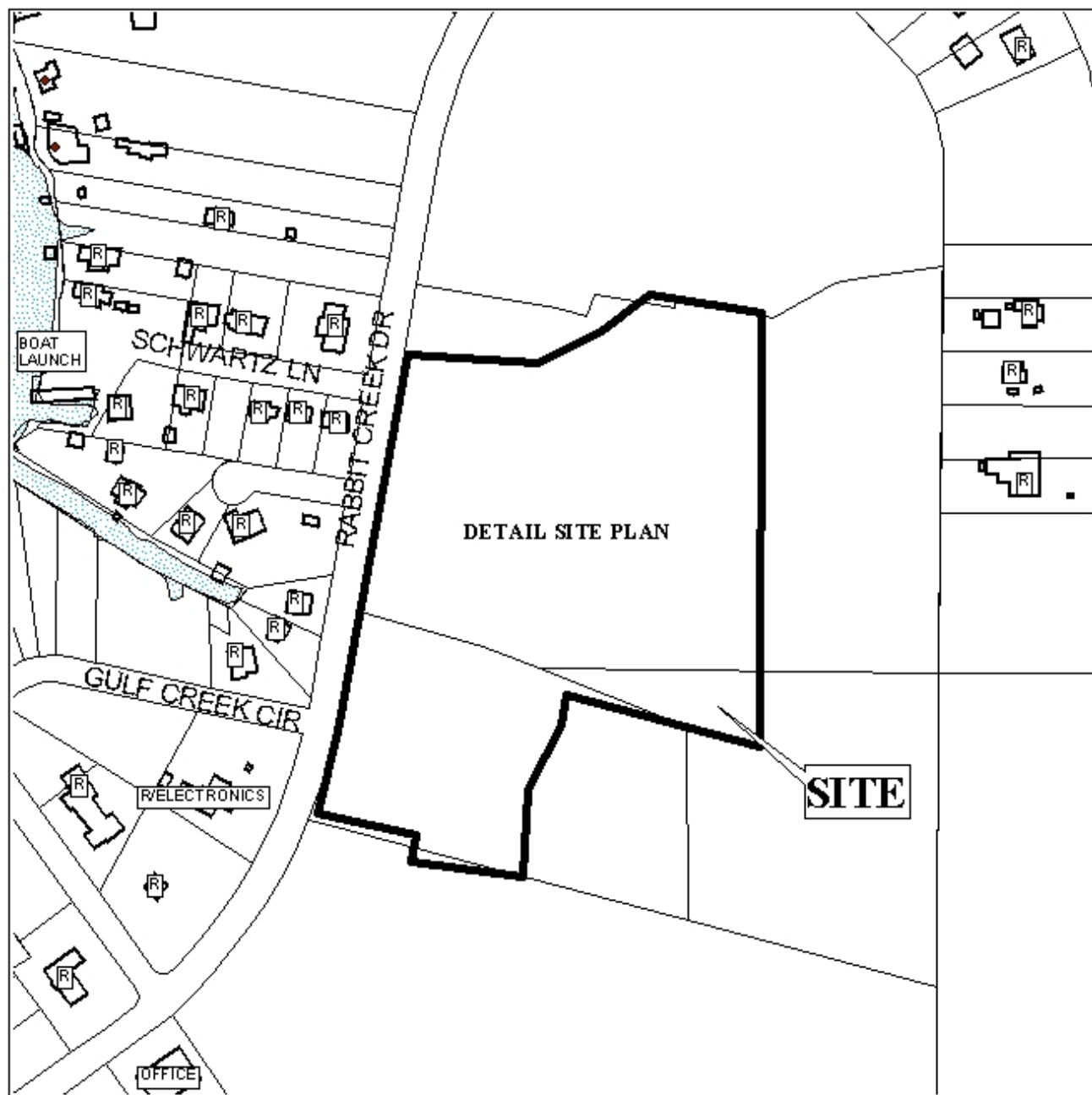
LOCATOR MAP



APPLICATION NUMBER 26 DATE April 7, 2005
APPLICANT Riverwood Subdivision, Phase One
REQUEST Subdivision

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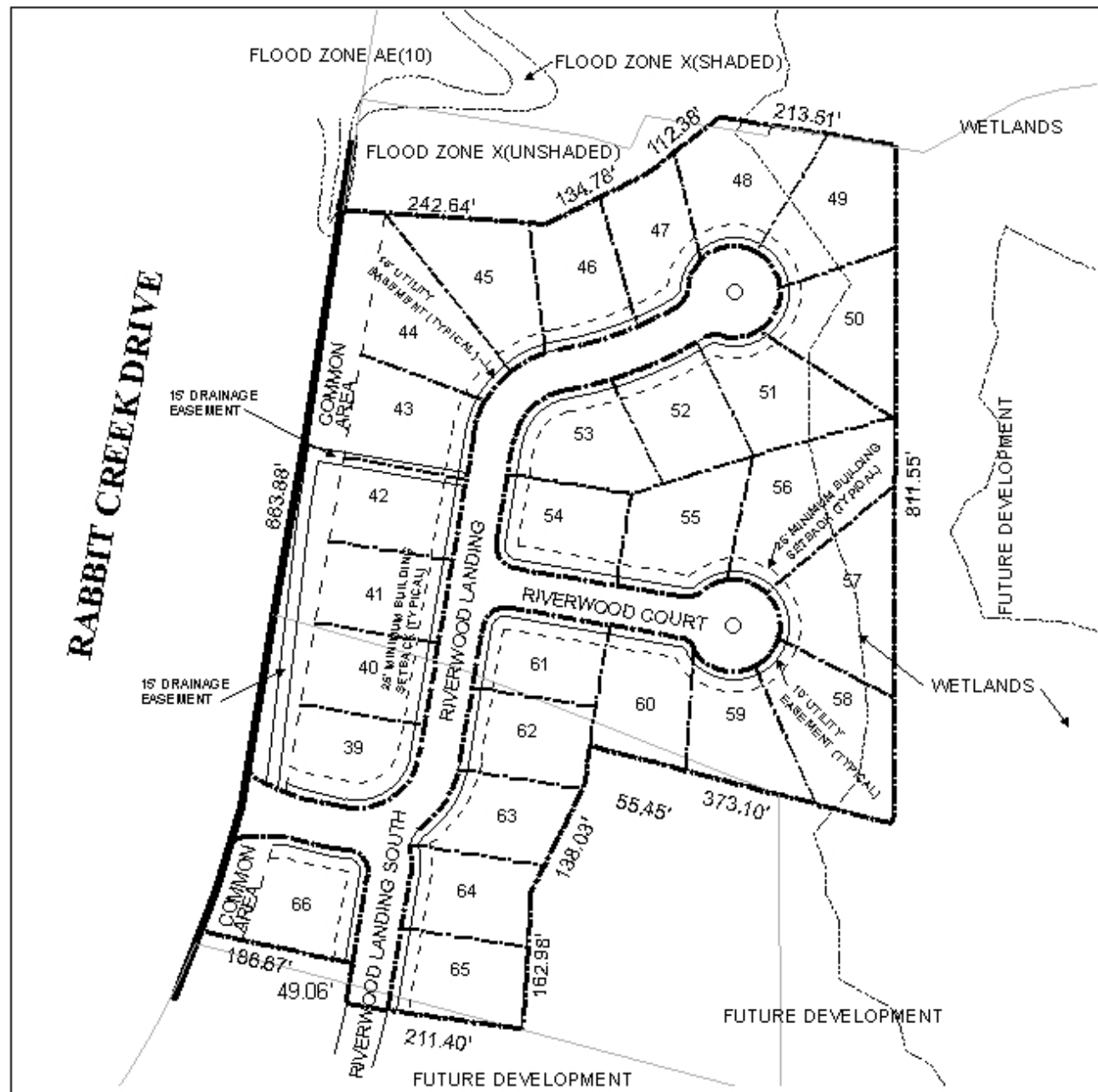


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LEGEND



DETAIL SITE PLAN



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