

RIVERWOOD SUBDIVISION, PHASE II

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

The plat illustrates the proposed 39 lot, 13.9 \pm acres subdivision which is located 330' \pm East of Rabbit Creek Drive, adjacent to the West side of Mandrell's Addition to Hollingers Island Subdivision. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into 39 lots. Please note this application applies only to Phase II; Phase I received Tentative Approval on October 16th.

A note should be placed on the final plat stating that lots located on a corner (Lots 82 and 94) are allowed one curb cut each, with the design, size and location to be approved by County Engineering. Additionally, the proposed layout creates a long "straight a way" and a traffic calming device (traffic circle) should be provided in the area of Lots 73 and 74.

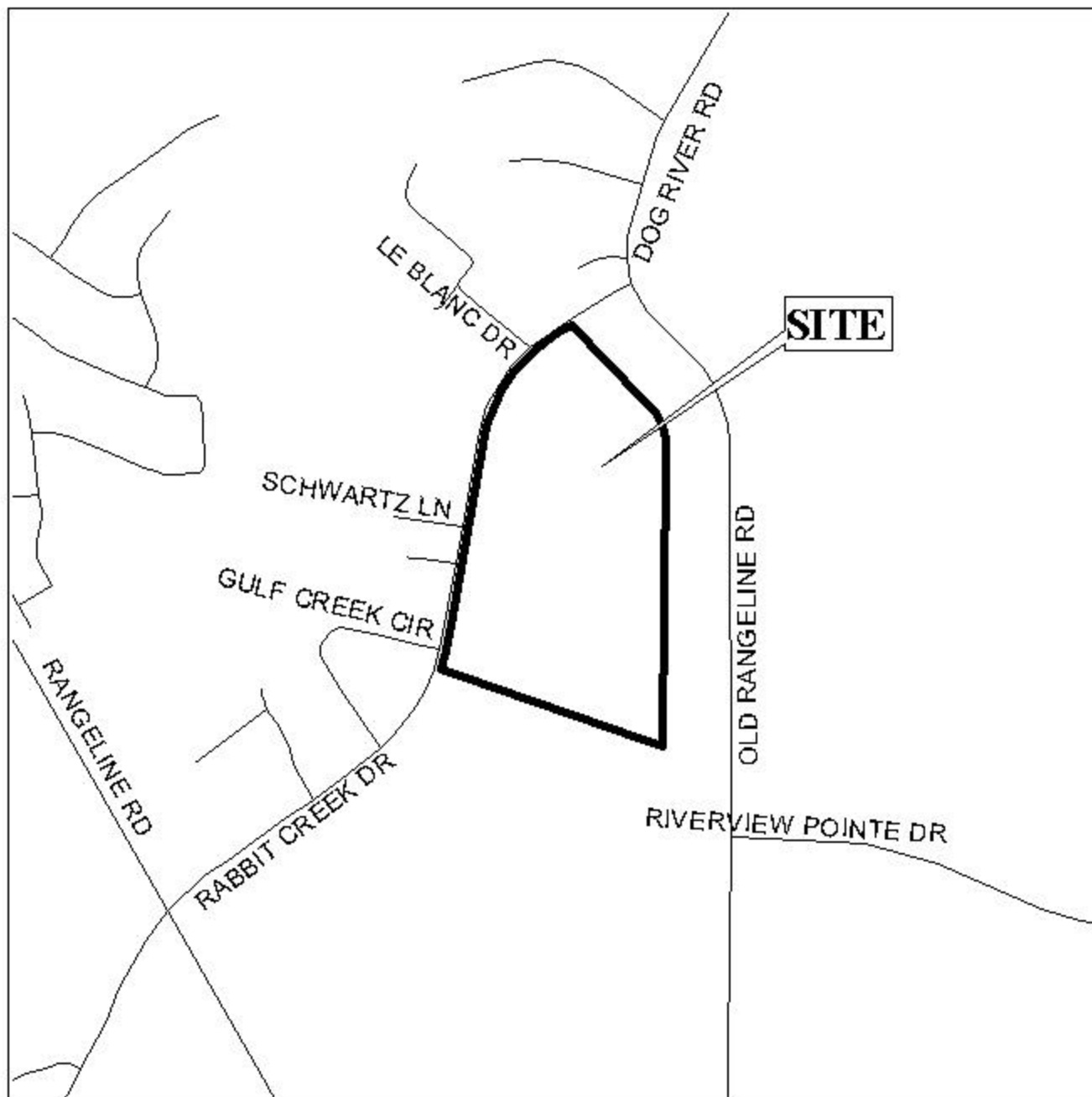
Common areas are shown on the plat, thus the placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners, should be required.

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.

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) placement of a note should on the final plat stating that corner lots (82 and 94) are limited to one curb cut each, with the design, size and location to be approved by County Engineering; 2) the provision of a traffic circle in the area of Lots 73 and 74; 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; and 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.

LOCATOR MAP

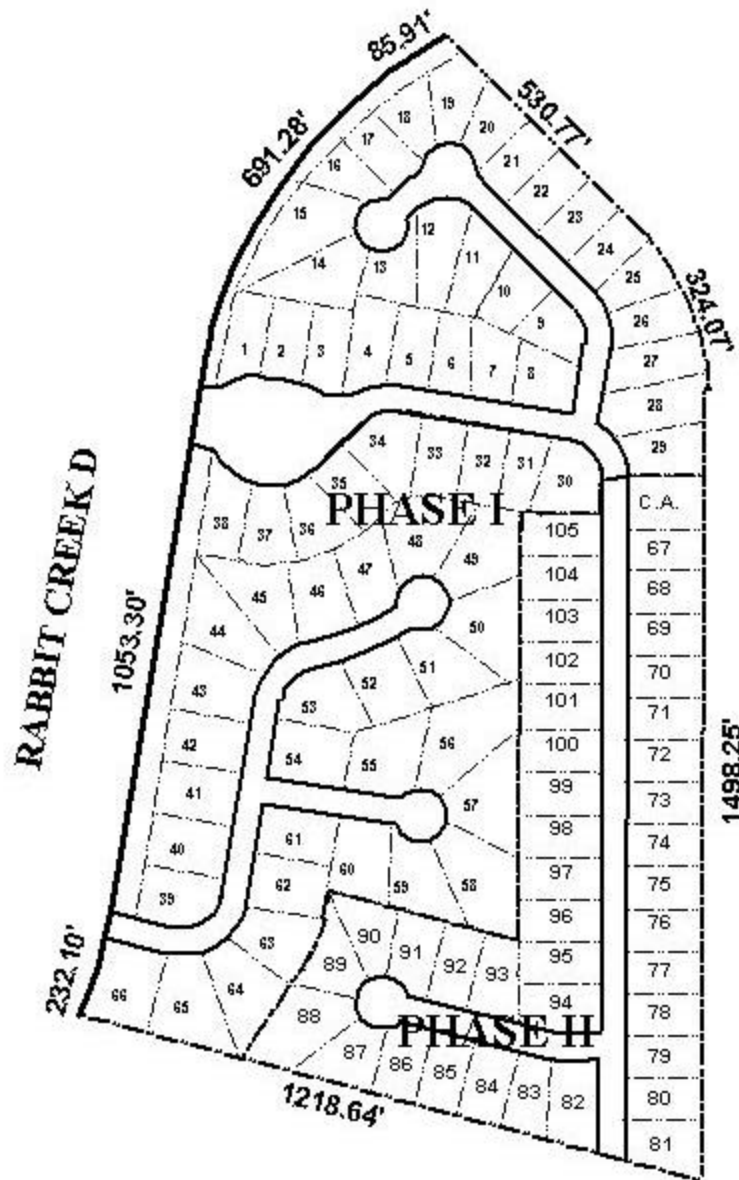


APPLICATION NUMBER 20 DATE December 4, 2003
APPLICANT Riverwood Subdivision, Phase II
REQUEST Subdivision



NTS

DETAIL SITE PLAN



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USE/REQUEST Subdivision

