

## **RIVERWOOD SUBDIVISION, PHASE TWO**

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 11.1 acre  $\pm$ , 16 lot subdivision which is located on the east side of Rabbit Creek Drive, 250 feet  $\pm$  north of the east terminus of Gulf Creek Court, extending to the east side of Rabbit Creek Drive, 320 feet  $\pm$  south of Old Rangeline Road. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create 16 lots from portions of 2 lots.

The site was most recently approved as part of a 187-lot subdivision in June 2004. A detailed first phase, south of the subject site, was approved in April 2005, and is currently under construction. The proposed Phase Two significantly departs from the original design for this portion of the Riverwood Subdivision, approved in 2004, due to the presence of extensive wetlands on the site.

The site fronts Rabbit Creek Drive, a minor street which has a right-of-way width of 60 feet. Rabbit Creek Drive predominantly serves residential uses, therefore access from the site to Rabbit Creek Drive is a concern. As designed, the proposed subdivision may have up to 16 curb-cuts onto Rabbit Creek Drive; as approved in 2004, the area in question would have had access via one street that intersected with Rabbit Creek Drive. It should be noted, however, that the originally proposed street access served a much larger number of lots within the proposed subdivision; thus direct comparison of this subdivision application with the 2004 design is not feasible. It is recommended that the proposed Phase Two subdivision be required to share curb-cuts, with a total of eight curb-cuts for the 16 proposed lots. The location, size, and design of curb-cuts must be approved by County Engineering.

Six of the proposed lots are flag-shaped, and have a minimum 25-foot wide strip providing frontage access to Rabbit Creek Drive. While the use of flag-lots would be uncharacteristic for the area, according to Section V.D.1. of the Subdivision Regulations, existing development and the presence of extensive wetlands precludes most options for the site. The flag-lots also do not conform to the depth to width ratios of Section V.D.3. due to the minimum 25-foot wide access strip. Due to the restrictions of adjacent development and the presence of wetlands, a waiver of Sections V.D.1. and V.D.3. could be considered appropriate.

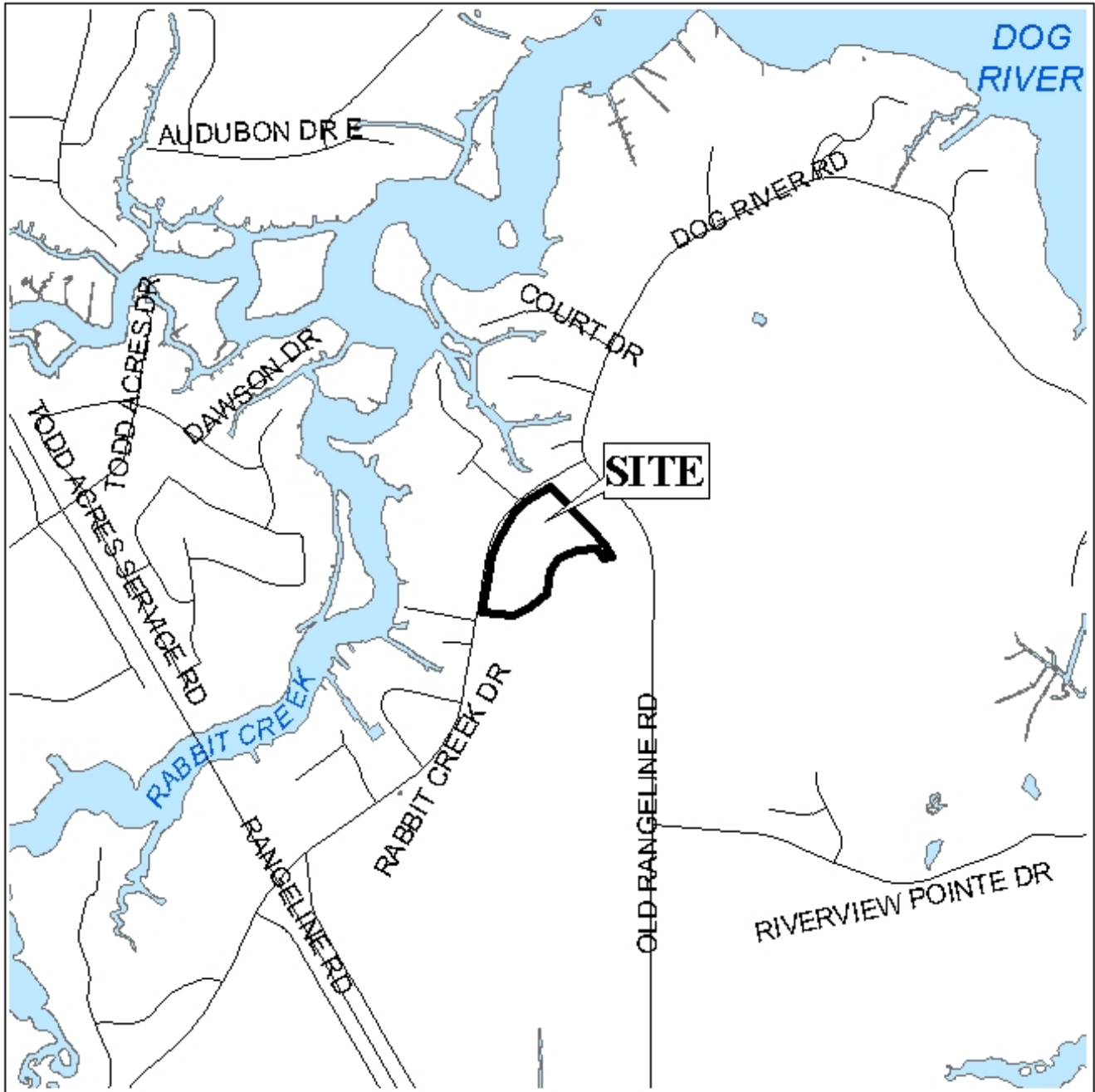
The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the Final Plat, if approved.

The site is within the drainage basin for Rabbit Creek, a tributary to Dog River. In addition to existing wetlands, a portion of the site appears to be located within floodplains associated with the Rabbit Creek. The presence of wetlands and floodplains on the site indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The 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.

With a waiver of Sections V.D.1. and V.D.3., the plat is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the Final Plat stating that the lots are limited to a combined total of 8 curb-cuts, with curb-cut size, location and design to be approved by County Engineering; 2) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits; 3) depiction of the 25-foot minimum building setback line; and 4) 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 16 DATE June 16, 2005  
APPLICANT Riverwood Subdivision, Phase Two  
REQUEST Subdivision

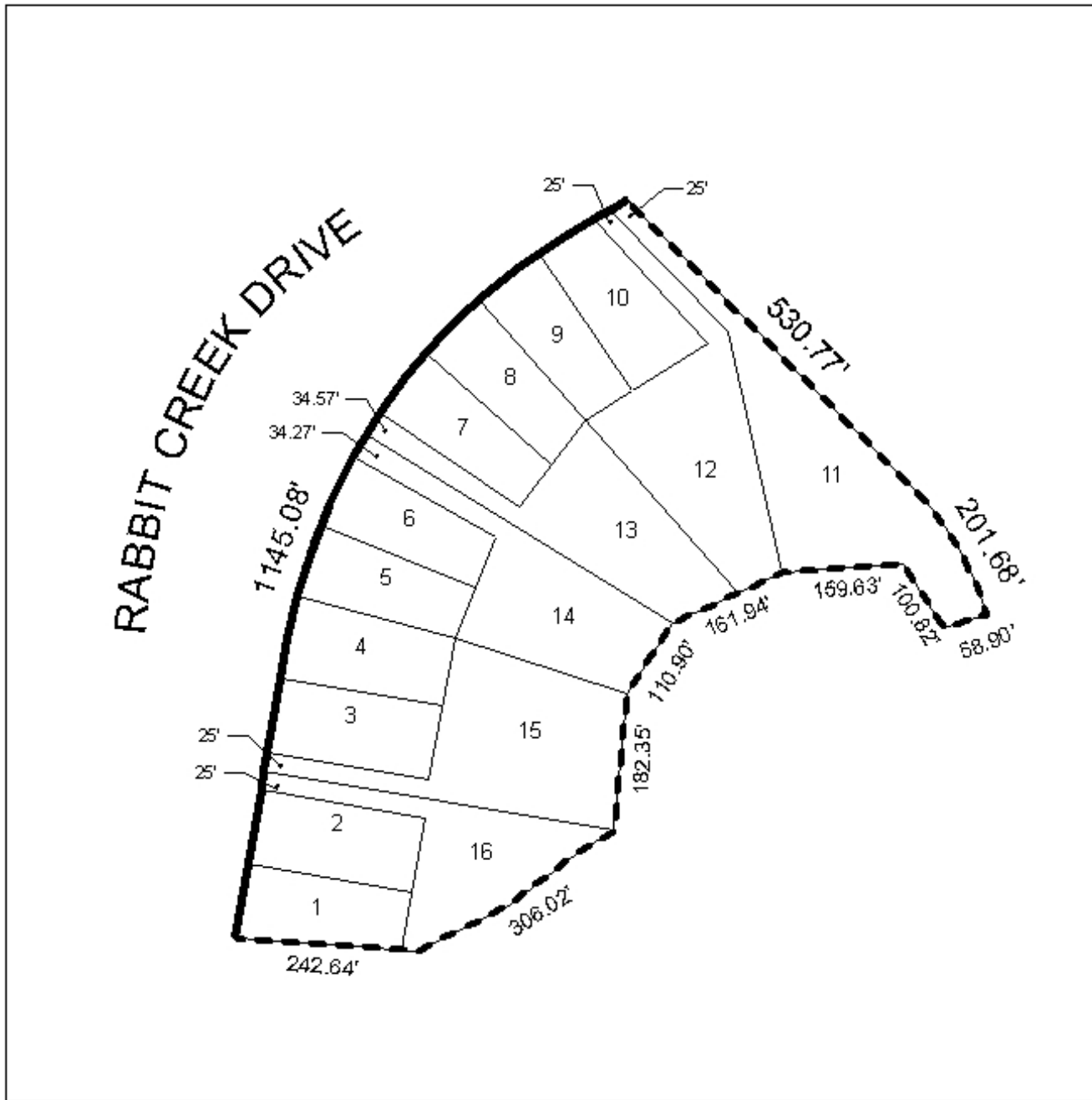


LEGEND

													
R-1	R-2	R-3	R-4	R-5	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

N  
NTS

## DETAIL SITE PLAN



APPLICATION NUMBER 16 DATE June 16, 2005  
 APPLICANT Riverwood Subdivision, Phase Two  
 REQUEST Subdivision



NTS

