

RIVERWOOD SUBDIVISION, PHASE THREE

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 30.7 acre \pm , 46 lot subdivision which is located on the east side of Rabbit Creek Drive at the east terminus of Gulf Creek Circle (South), extending to the south terminus of Riverwood Landing South. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create 46 lots from portions of 3 parcels.

The site was most recently approved as part of a 187-lot subdivision in June 2004. A detailed first phase, north of the subject site, was approved in April 2005, and is currently under construction. A detailed second phase, north of the approved first phase, was approved in June 2005. The proposed Phase Three significantly departs from the original design for this portion of the Riverwood Subdivision, approved in 2004, due to the presence of 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, however, the proposed Phase Three subdivision will have fewer lots than proposed in the 2004 application, and access to Rabbit Creek Drive will be via the Phase One portion of the overall development, which is currently under construction. Thus, no additional curb-cuts from this Phase onto Rabbit Creek Drive are anticipated, and the existing note on the preliminary plat stating that Lots 1-4 denied direct access to Rabbit Creek Drive should be retained for 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.

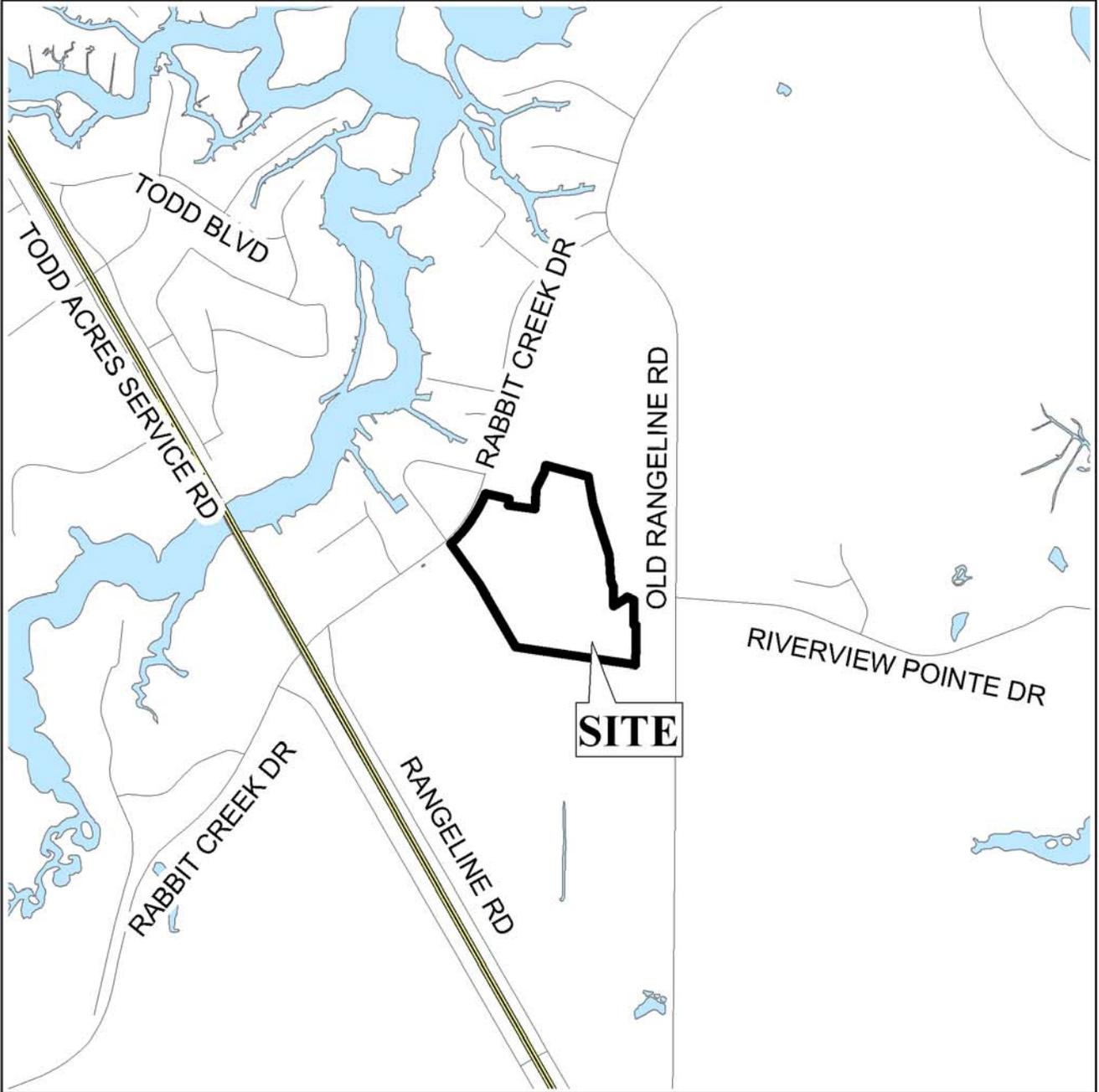
The site is located in the County, thus the existing note stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations, should be retained for the Final Plat, if approved.

Finally, the applicant acknowledges, via a note on the preliminary plat, that all common areas and easements are to be maintained by the property owners association for the development. This notation should remain on the Final Plat, if approved.

The plat is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the Final Plat stating that easements and common areas are to be maintained by the property owners association; 2) placement of a note on the Final Plat stating

that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; 3) placement of a note on the Final Plat stating that Lots 1 through 4 are denied direct access to Rabbit Creek Drive, and; 4) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits.

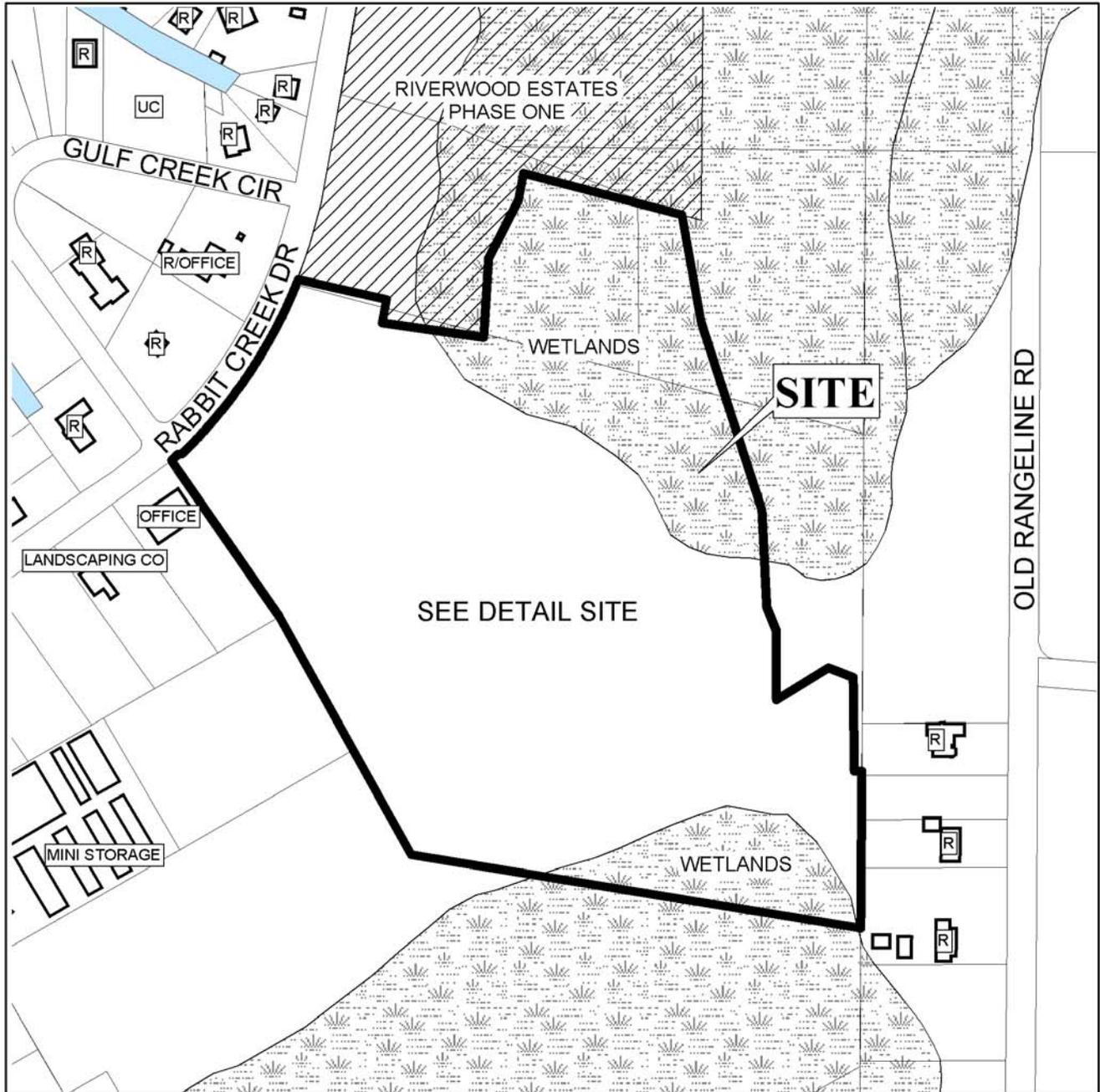
LOCATOR MAP



APPLICATION NUMBER 10 DATE September 1, 2005
APPLICANT Riverwood Estates Subdivision, Phase Three
REQUEST Subdivision



RIVERWOOD ESTATES SUBDIVISION, PHASE THREE



APPLICATION NUMBER 10 DATE September 1, 2005

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



DETAIL SITE PLAN



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