



## Legislation Text

---

**File #:** 21-4180, **Version:** 1

---

SD#20-052: Final Plat of the View at the Reserve, Ph. 1; Tripointe Homes, owner/developer and LJA Engineering Inc., engineer

The purpose of this plat is to create Phase 1 of the View with 126 single-family residential lots and 8 open space lots. Phase 1 is approximately 35.031 acres and zoned PD for The Reserve, Southpointe Expansion Sub-District. The View is subject to the same residential development standards as the Southpointe neighborhood to the south. The residential lots meet the minimum lot area, width and depth required by the Southpointe PD.

The plat conforms to the approved preliminary plat except for the following:

- On the preliminary plat, Phase 1 is on the north side of the property and Phase 2 is on the south side. The developer has chosen to develop the south side of the property as Phase 1.
- The lots on Block 14 have been oriented to face north/south and increased in size on the final plat. On the preliminary plat, the lots are smaller and oriented to face east/west.
- Lot 28X, Block 9 has been revised to follow the curve of Mathis Road on the final plat. This lot is squared off on the preliminary plat.

The applicant is dedicating 30 feet of right-of-way from the centerline of Mathis Road and rights-of-way for the internal residential streets. A portion of River Birch Drive will be dedicated by separate instrument

There are blanks on the plat for the recording information for the River Birch Drive right-of-way dedication and a drainage easement. The plat cannot be filed until the recording information has been added to the plat.

The plat meets the requirements of the Subdivision Control Ordinance.

Staff recommends approval.

### **Attachments**

Location Map

Approved Preliminary Plat

Final Plat