

## **RIVER OAK ESTATES SUBDIVISION**

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.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 11 lot, 33.8+ acre subdivision which is located at the East terminus of Rochelle Lane and the South terminus of Lipscomb Landing Road, extending East to Moore Creek. The site will be served by public water and sewer.

The site received approval for 10 lots in April 2001 subject to proper access being obtained. In 2003, the site received approval for 11 lots, subject to Lipscomb Landing Road being improved to specified standards prior to signing of the Final Plat. Subsequent to that approval, a joint venture of some type was agreed upon with the applicant, and Lipscomb Road was constructed and the bridge across Moore's Creek was improved. Thus, "adequate" access has been provided to the site.

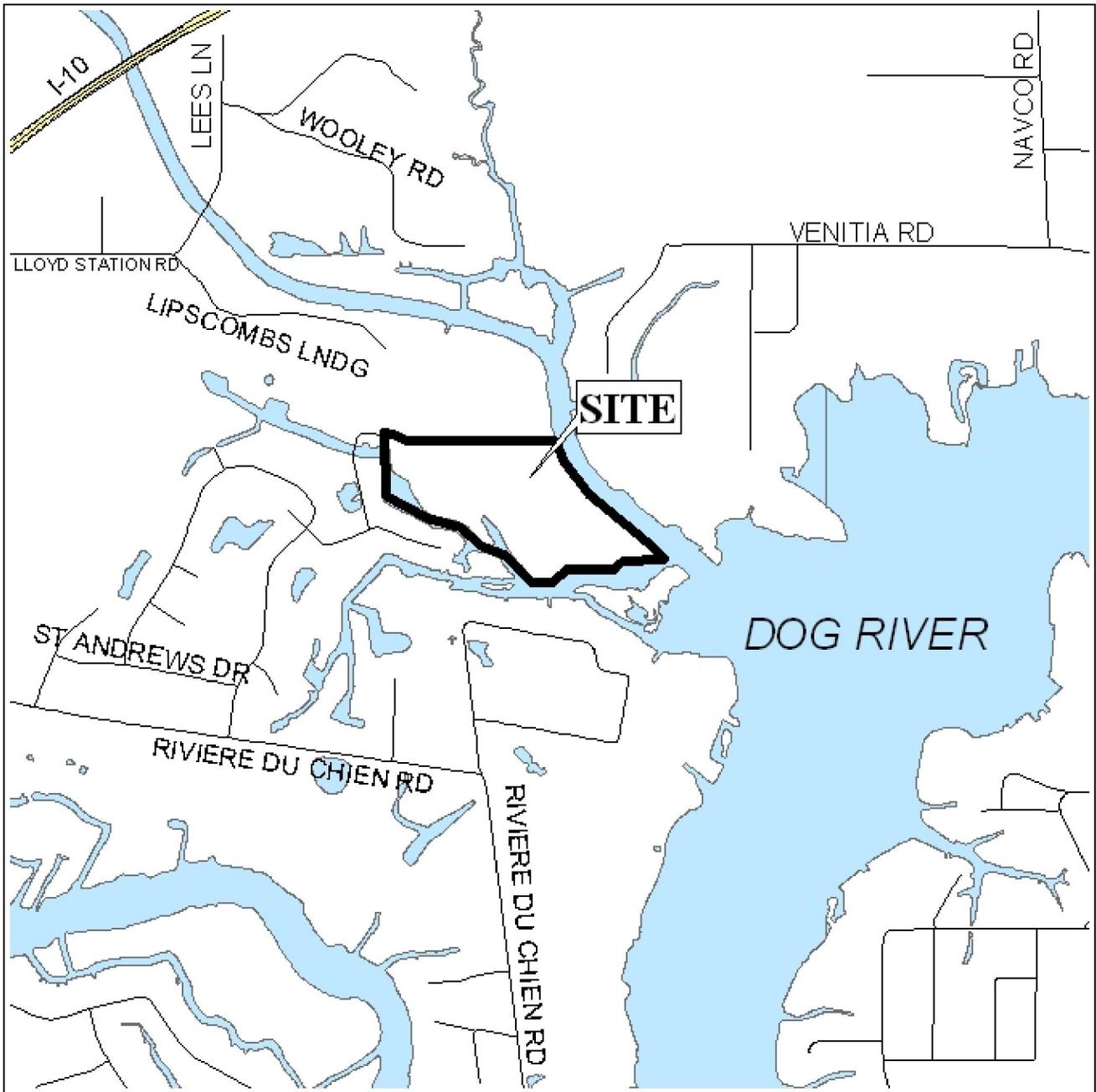
The applicant received an extension in 2004, but failed to request an extension in 2005; hence this application. This application is virtually identical to the 2003 application, with minor exceptions. One exception of note is that an "island" located in Moore's creek was previously shown as part of Lot 2. Now, it is simply labeled island, and is not part of a lot or a common area. The same issue applies to the large wetlands area at the end of the proposed street. Both of these areas should be labeled as common areas, and a note placed on the final plat stating that they are to remain in their natural undisturbed state. Additionally, there is a common area along the North property line, which should be maintained by the property owners association.

The proposed street will exceed the maximum length of a closed-end street as recommended by the Subdivision Regulations; however, given the configuration of the wetlands and the surrounding development, a waiver of Section V.B.6. is recommended. Additionally, as is typical with lots located on waterways, Lots 3-11 exceed the maximum width to depth ratio recommended by the Regulations, thus a waiver of Section V.D.3., is also recommended. Labeling of each lot with its size in square feet, or provision of a table on the plat with the same information is also requested

As the site is located along Moore Creek the area may be considered environmentally sensitive, thus the approval of all applicable federal, state and local agencies would be required.

With waivers of Sections V.B.6 and V.D.3., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 2) the island and wetland areas also be labeled as common area; 3) placement of a note on the final plat stating that the island and wetland common areas shall remain in their natural state, and the common area adjacent to the north property line shall be maintained by the property owners association; and 4) the approval of all applicable federal, state and local agencies.

# LOCATOR MAP



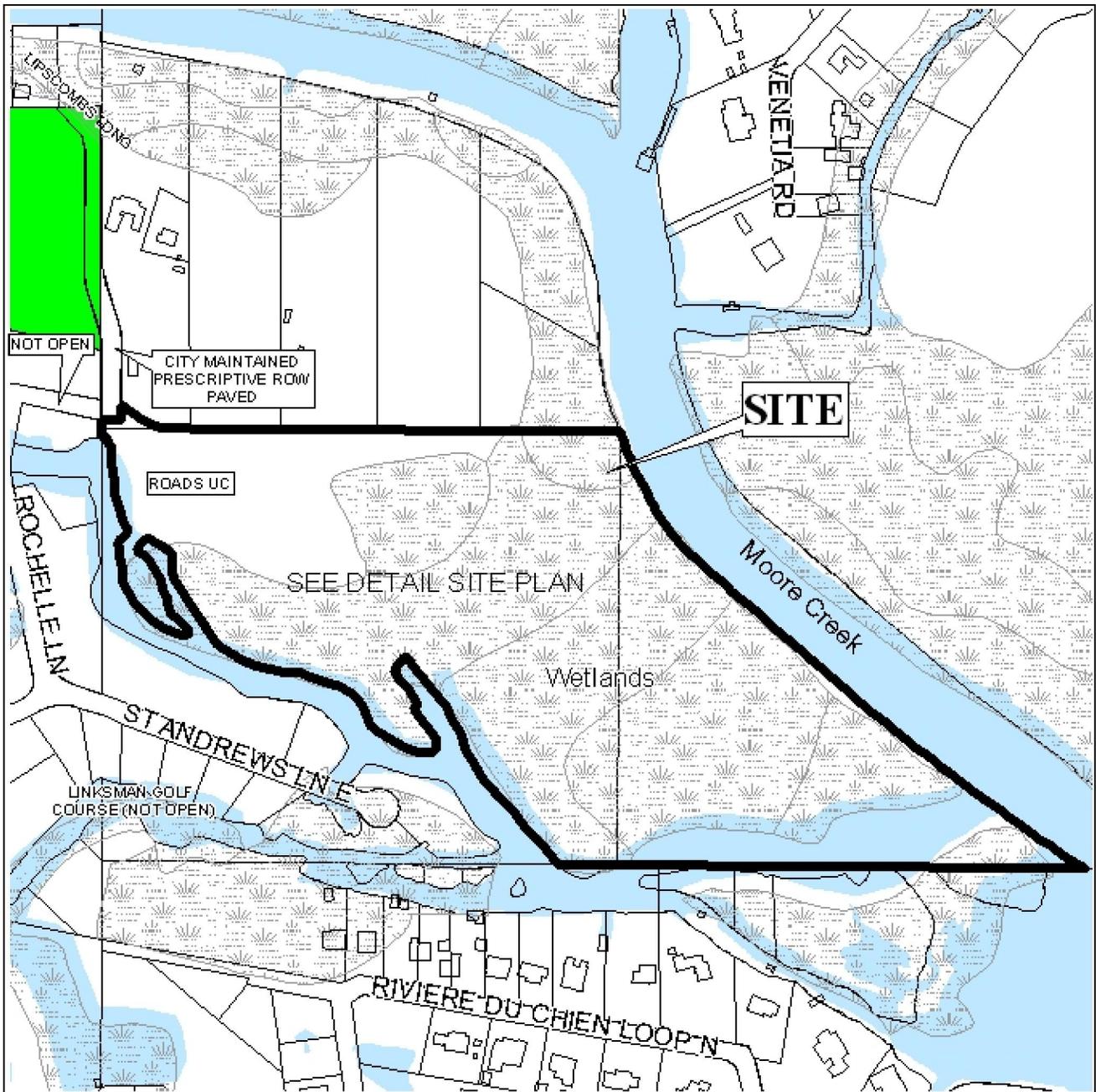
APPLICATION NUMBER 15 DATE January 4, 2007

APPLICANT River Oaks Estates Subdivision

REQUEST Subdivision



# RIVER OAKS ESTATES SUBDIVISION



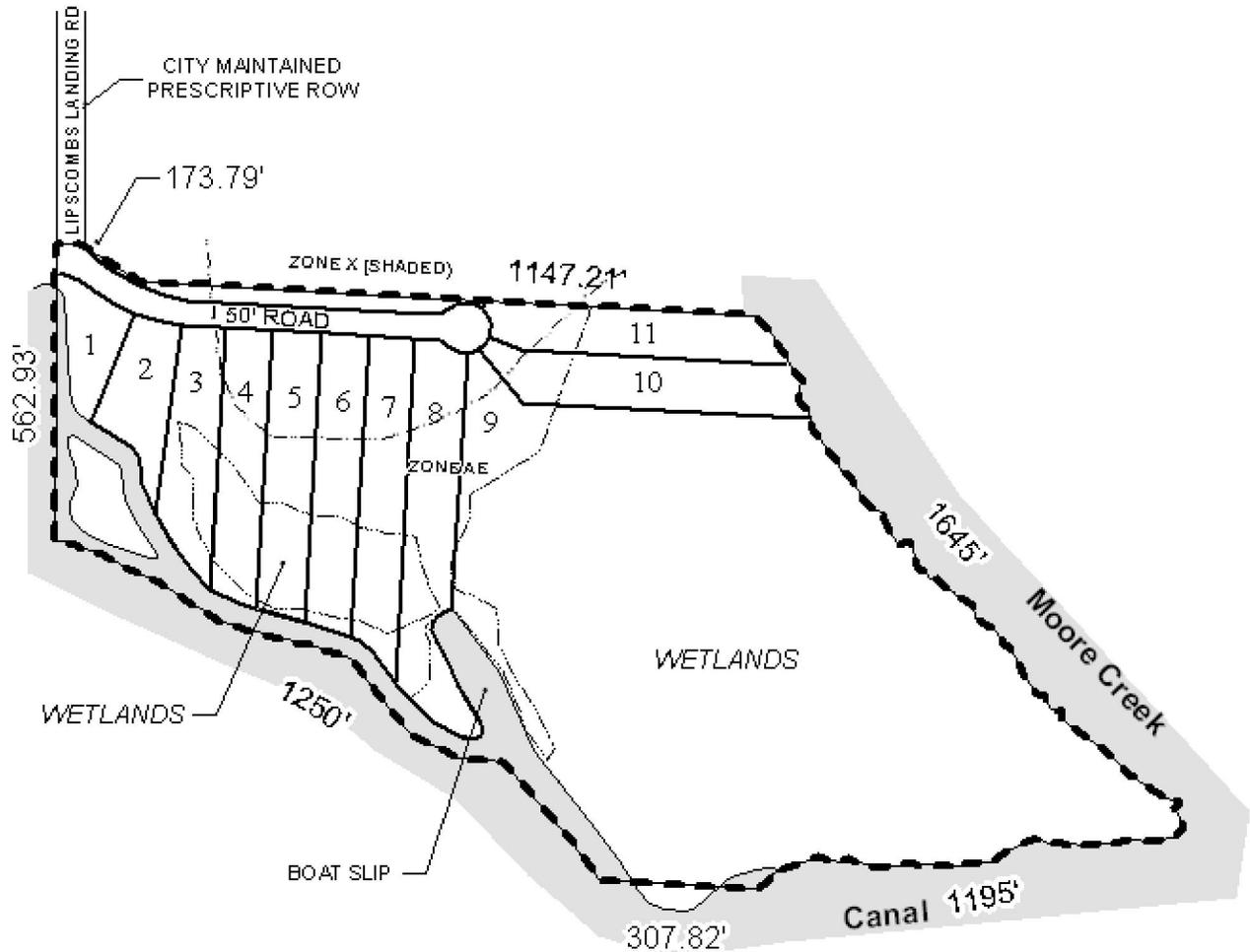
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LEGEND

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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