

RIVER OAKS SUBDIVISION

Engineering Comments: City of Mobile Real Estate Dept. is in the process of obtaining Right Of Way so this property can be developed. Design contract for road and drainage has been let but will not be initiated until all ROW is obtained. Road will be constructed to county standards (10' lanes with wing gutters). 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 number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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.

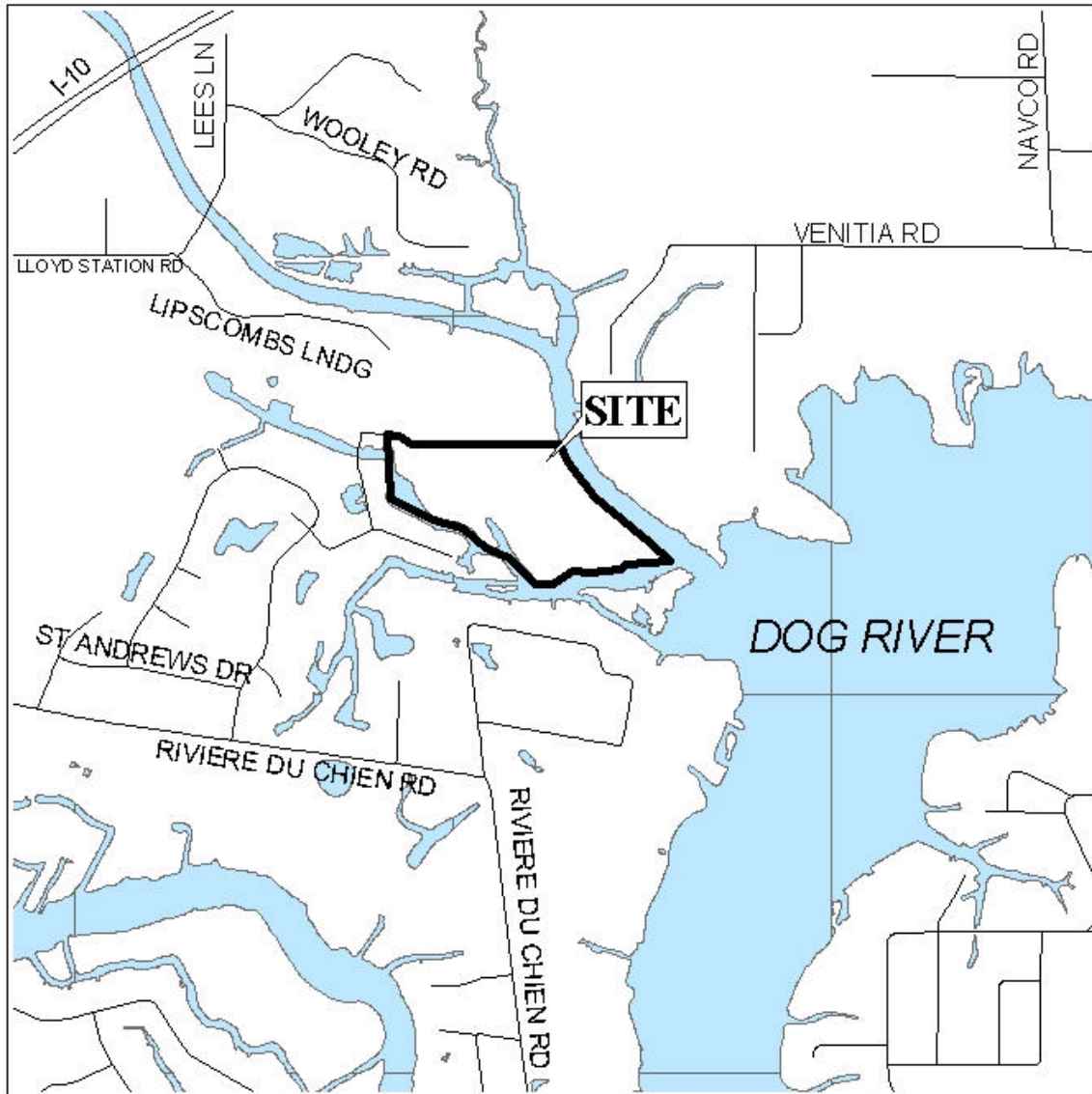
The site received approval for 10 lots in April 2001 subject to proper access being obtained—the bridge within the Rochelle Lane right-of-way is essentially a “golf cart” bridge, and Lipscomb Landing Road is dirt. As illustrated in the City Engineering Comments, improvements to Lipscomb Landing Road are proposed; however, construction of the road to the standard outlined above, would be required prior to the recording of the final plat.

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.

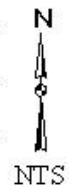
As the site is located along Moore Creek the area may be considered environmentally sensitive, thus the approval of all applicable federal, state and local agencies would be required.

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) that Lipscomb Landing Road be improved to the minimum standards referenced in the Engineering Comments prior to the recording of the final plat; and 2) the approval of all applicable federal, state and local agencies.

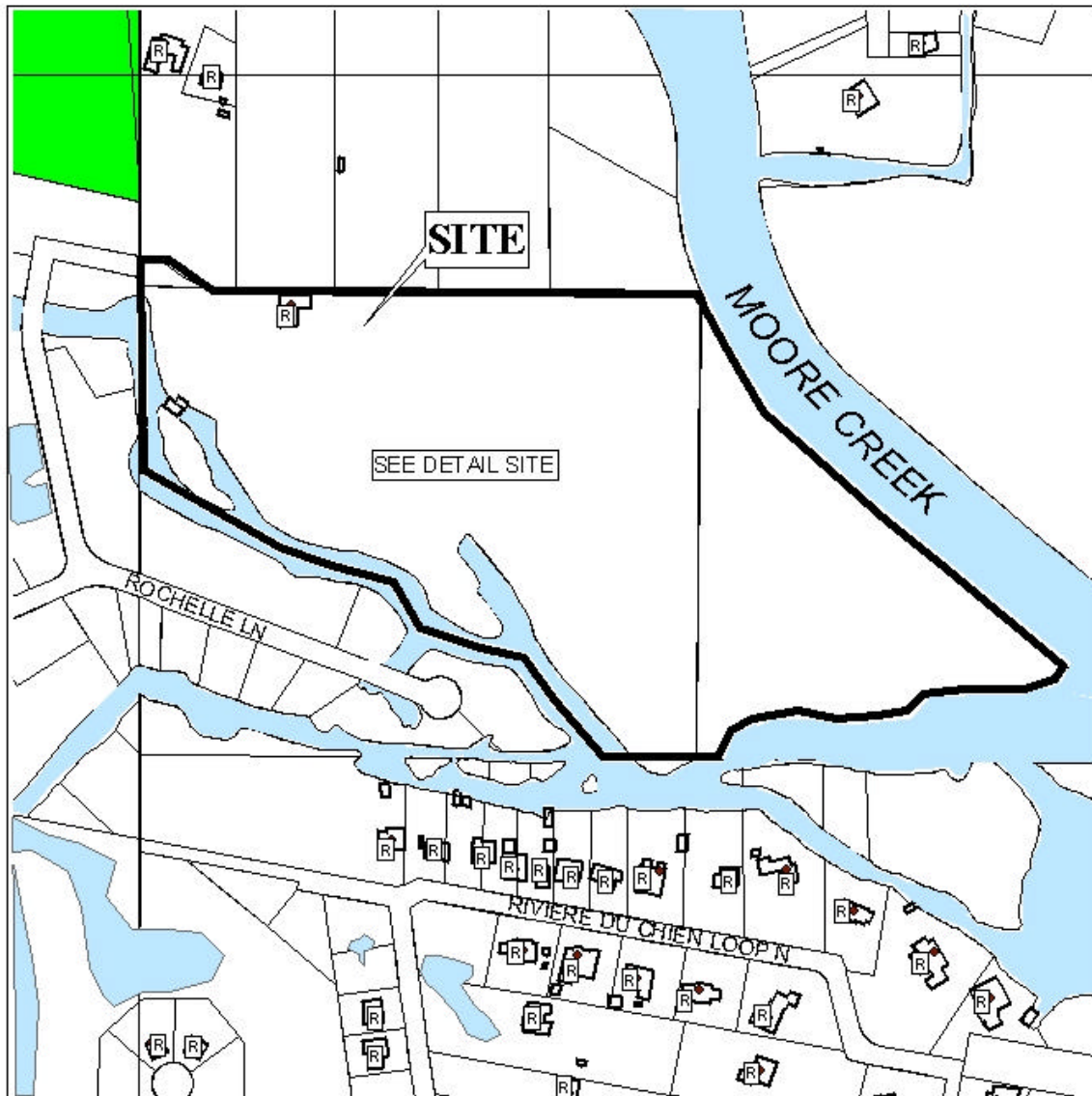
LOCATOR MAP



APPLICATION NUMBER 26 DATE March 20, 2003
APPLICANT River Oaks Estates Subdivision
REQUEST Subdivision














RIVER OAK ESTATES SUBDIVISION



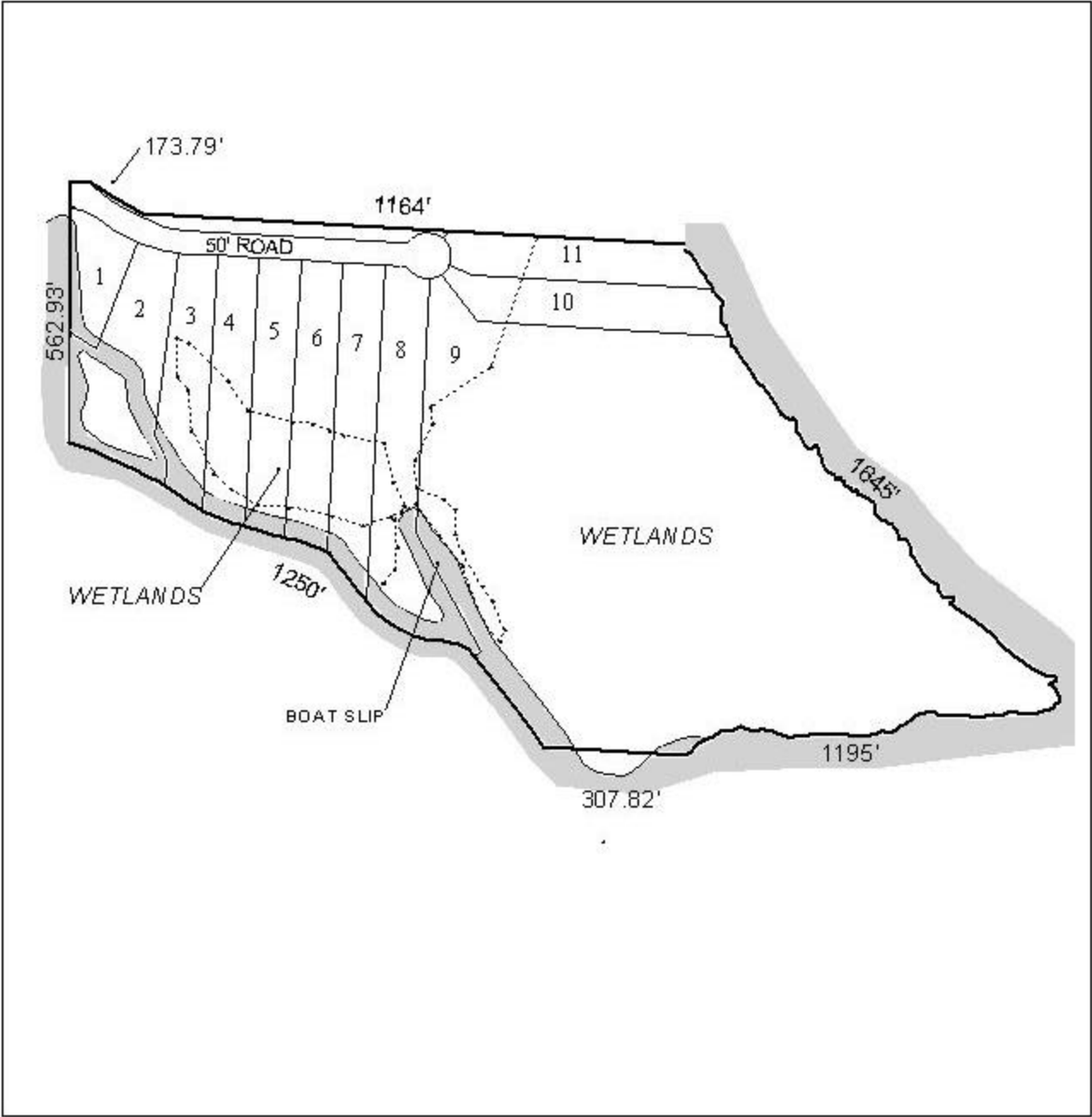
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LEGEND

												
R-1	R-2	R-3	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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 USE/REQUEST Subdivision

