

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 4, 2010

Mobile Housing Board  
ATTN:Mr. Dwayne C. Vaughn  
151 S. Claiborne St.  
Mobile, AL 36602

**Re: Case #SUB2010-00065**  
**Hampton Park Subdivision**  
1005 Middle Ring Road  
(Northwest corner of Middle Ring Road and Zeigler Boulevard).  
19 Lot / 7.1± Acre

Dear Applicant(s):

At its meeting on June 3, 2010, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission waived Sections V.B.14. and V.B.15. (cul-de-sac ROW and pavement widths) of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:**

- 1) compliance with Engineering comments (*Subdivision construction complete, ready to be accepted for maintenance*);**
- 2) dedication of sufficient right-of-way to provide 50 feet from the centerlines of Zeigler Boulevard and Middle Ring Road, as shown on the preliminary plat;**
- 3) acceptance of the new streets by City Engineering;**
- 4) placement of a note on the final plat stating that direct access to Zeigler Boulevard and Middle Ring Road is denied to Lots 1, 11, 12, 13, and 19, as shown on the preliminary plat;**
- 5) placement of a note on the final plat stating that each lot is limited to one curb-cut each, with the size, design, and location to be approved by Traffic Engineering, and to conform with AASHTO standards;**
- 6) placement of a note on the final plat stating that maintenance of common areas will be property owners' responsibility;**
- 7) label of each lot with its size in square feet, or placement of a table on the plat with the same information; and,**

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- 8) **placement of a note on the final plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **seven** copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Thompson Engineering