

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 6, 2009

Mobile Housing Board  
Attn: Mr. Steven Gregory  
151 South Claiborne Street  
Mobile, AL 36602

**Re: Case #SUB2009-00001**  
**Hampton Park Subdivision**  
1005 Middle Ring Road  
(Northwest corner of Middle Ring Road and Zeigler Boulevard).  
19 Lots / 7.1± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on February 5, 2009, the Planning Commission waived Sections V.B.14. and V.B.15. (cul-de-sac ROW and pavement widths) of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with Engineering comments (*No drainage patterns were shown as required by the Subdivision Regulations, therefore, a thorough evaluation of drainage concerns could not be completed. A Hold Harmless agreement will be required if stormwater runoff is increased and/or concentrated onto an adjacent property. 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 applicant is responsible for verifying if the site contains wetlands. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.*)**;
- 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) **construction and dedication of the new streets to City Engineering standards;**
- 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 maintenance of common areas will be property owners' responsibility; and**
- 6) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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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 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