

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 21, 2006

Mobile Housing Board
Attn Steven Gregory
151 S. Claiborne St.
Mobile, AL 36602

Re: Case #SUB2006-00140
Hampton Park Subdivision
Northwest corner of Zeigler Boulevard and Middle Ring Road.
19 Lots / 7.1± Acres

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

At its meeting on July 20, 2006, the Planning Commission 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) **revision of the plat to provide access to common detention areas from the subdivision streets, rather than Zeigler Boulevard;**
- 3) **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;**
- 4) **construction and dedication of the new streets to City Engineering standards;**
- 5) **the 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; and**
- 6) **the placement of a note on the final plat stating that maintenance of common areas will be property owners' responsibility.**

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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 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.

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