

LEIGHTON COMMONS SUBDIVISION

Engineering Comments: Hold Harmless agreements will be required for all adjacent property owners where stormwater is discharged, if the stormwater has been concentrated or increased. 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.

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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. 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. A fire hydrant within 400 ft of all new structures is required. Must also comply with 2003 IFC Section D107 - One or two-family dwelling residential developments, and provide two remote means of egress per Section D104.3.

The plat illustrates the proposed 19.2 acre \pm , 64 lot subdivision which is located on the east side of Riviere du Chien Road, 240 feet \pm south of the south terminus of Lloyd Station Road, and is in Council District 4. The subdivision is served by public water and sanitary sewer.

The site fronts on Riviere du Chien Road and Lloyd Station Road, both minor streets with adequate rights-of-way.

The subdivision lots meet minimum size requirements, however, the 25-foot minimum building setback line, required in Section V.D.9. of the Subdivision Regulations, is not shown for the subdivision and would be required on the Final Plat, if approved.

Lots 1-4 and Lot 64 have frontages on the internal subdivision street as well as either Riviere du Chien Road or Lloyd Station Road. Even though these are minor streets, a note should be placed on the Final Plat, if approved, stating that Lots 1-4 and Lot 64 shall not have direct access to Riviere du Chien Road or Lloyd Station Road.

The proposed subdivision, as designed, has a street-stub to the south. The preliminary plat on file for the subdivision to the south, Leighton Place, does not indicate a reciprocal street-stub to the north. Both Leighton Commons and Leighton Place (subdivision approved June 2004, with streets under construction) are being developed by the same applicant, and the applicant has stated that the two subdivisions will be linked in order to meet the egress codes of the Fire Department. The existing Leighton Place subdivision approval expired in June 2005, thus the subdivision will have to be resubmitted, and a stub to Leighton Commons will have to be shown

on the plat. Therefore, approval of Leighton Commons should be conditioned upon the provision of a public street connection from the Leighton Place Subdivision; otherwise compliance with the International Fire Code will require all residential structures to have individual sprinkler fire suppression systems.

It should also be noted that the intersection of the proposed street serving the subdivision and Riviere du Chien Road should have property line corners in conformance with Section V.D.6. of the Subdivision Regulations.

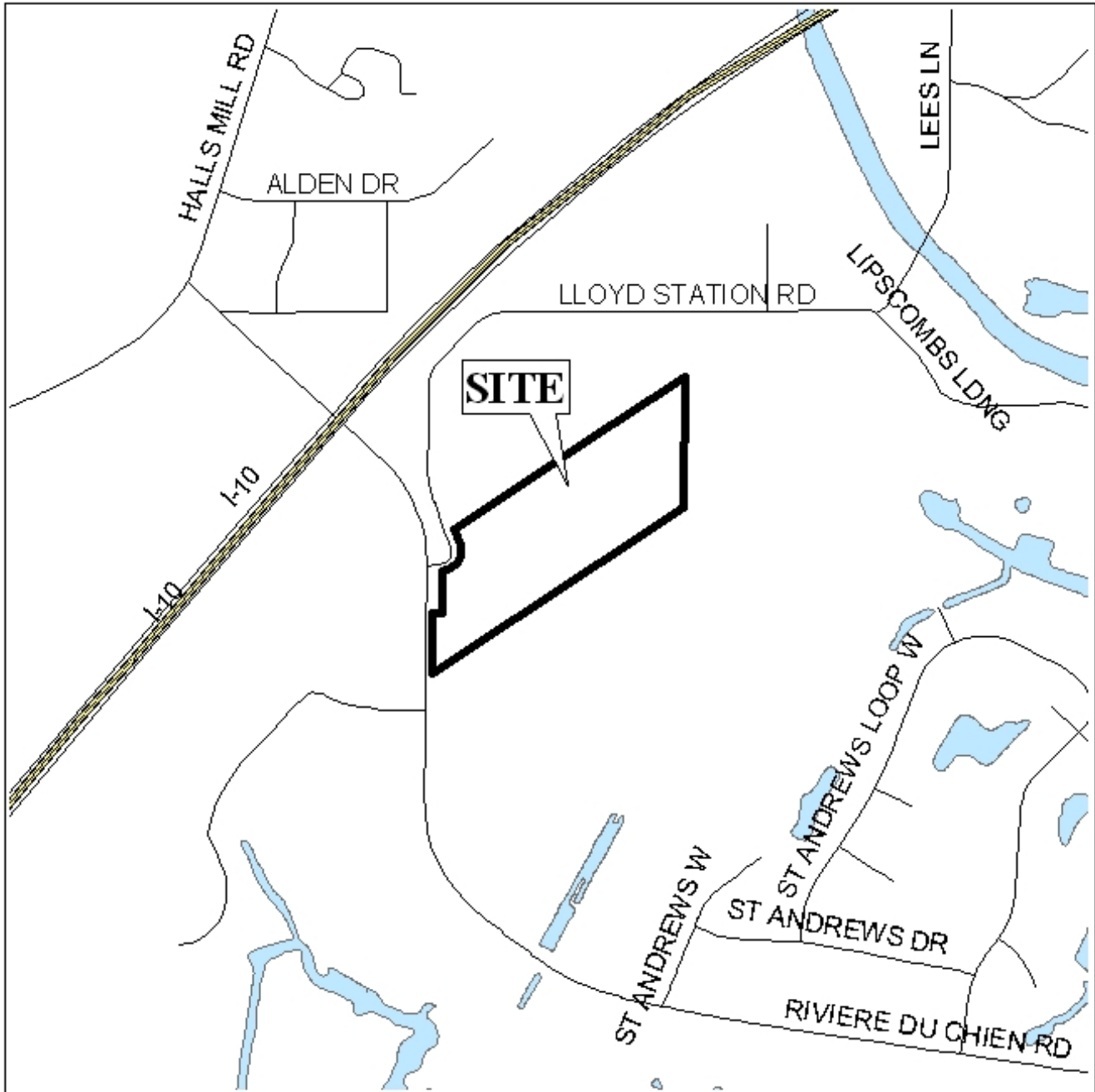
A small portion of the site is in 100-year floodplain for a tributary of Dog River. Due to the low elevation and topographic relief of the site, wetlands associated with the tributary may occur on a portion of the site. The site also appears to be located in an area subject to hurricane related storm surges. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

Three detention areas are proposed for the subdivision, however, there is no indication of access via easement or dedicated street to permit the maintenance and cleaning that is required for such facilities; the plat should be revised to reflect access to the detention areas, in conformance with Sections VI.C.3. and VII.B.2. of the Subdivision Regulations. Furthermore, a note should be placed on the Final Plat, if approved, stating that maintenance of the detention basin common areas, and any other common areas, are the responsibility of the subdivision's property owners.

Finally, a land-locked parcel occurs north of the site. A parcel owned by the same individual as the land-locked parcel fronts Lloyd Station Road and subsequently can provide access at this time to the land-locked parcel. However, as the land-locked parcel could be sold to a different owner, either a right-of-way stub or a 25-foot wide frontage linking the land-locked parcel to a street within the proposed subdivision should be required.

Based upon the preceding, the plat is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the Final Plat stating that Lots 1-4 and Lot 64 are denied direct access to Riviere du Chien Road and Lloyd Station Road; 2) depiction of the 25-foot minimum building setback line in compliance with Section V.D.9. of the Subdivision Regulations; 3) revision of the plat to reflect provision of access to detention areas via easement or dedicated street; 4) no permits are to be issued for street construction in Leighton Commons until a new application showing a corresponding street stub has been submitted for the expired Leighton Place Subdivision to the south; 5) adjustment of the property line corners at the street intersection with Riviere du Chien Road, in conformance with Section V.D.6. of the Subdivision Regulations; 6) revision of the plat to reflect provision of a right-of-way stub or a 25-foot wide frontage onto a street of the proposed subdivision for the landlocked parcel to the north (parcel R023306132000001.019.); 7) placement of a note on the Final Plat stating that maintenance of the detention basin common areas, and any other common areas, are the responsibility of the subdivision's property owners, and; 8) approval of all applicable federal, state and local agencies regarding the potential wetlands and floodplain issues prior to the issuance of any permits.

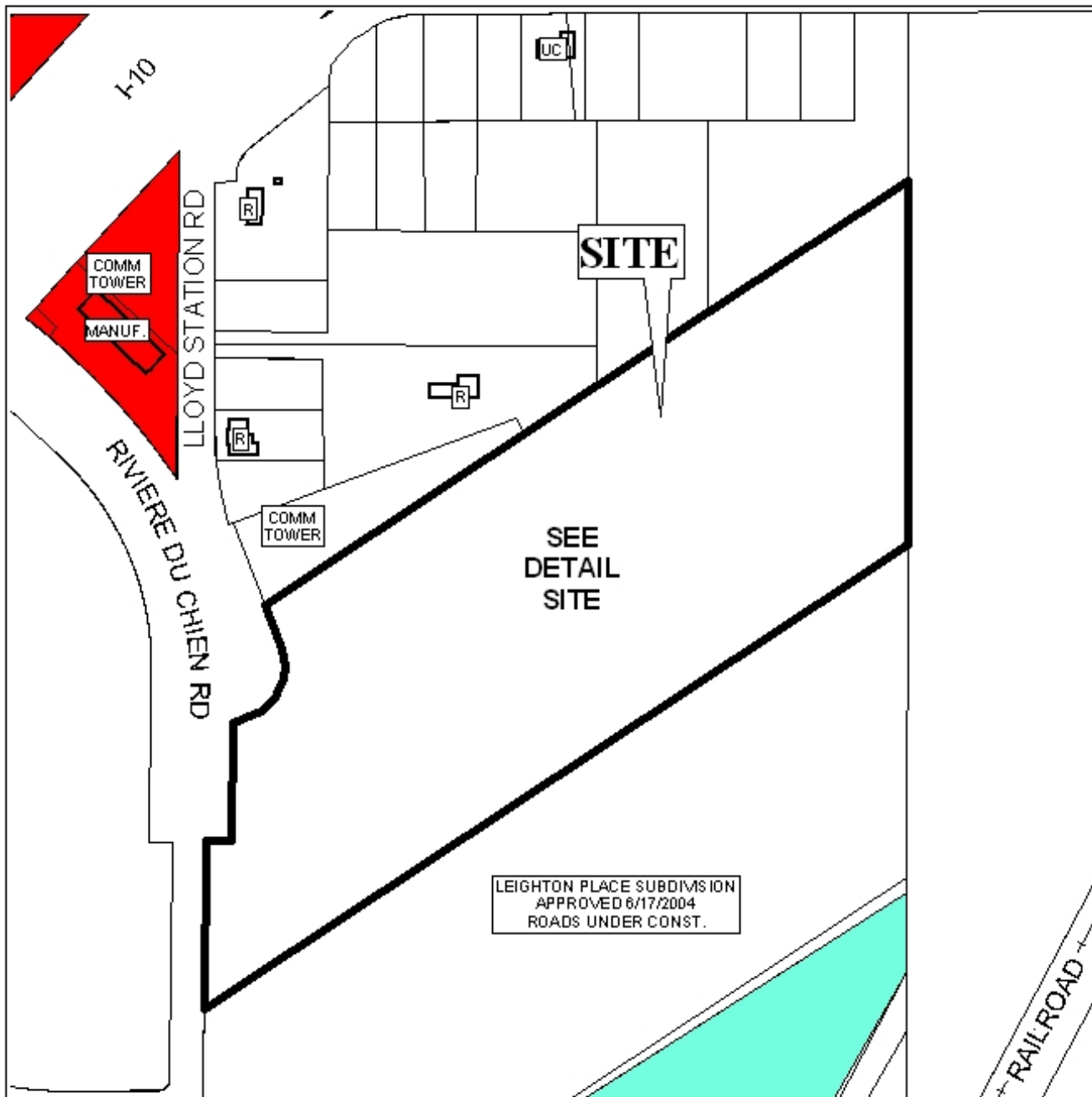
LOCATOR MAP



APPLICATION NUMBER 6 DATE October 6, 2005
APPLICANT Leighton Commons Subdivision
REQUEST Subdivision



LEIGHTON COMMONS SUBDIVISION



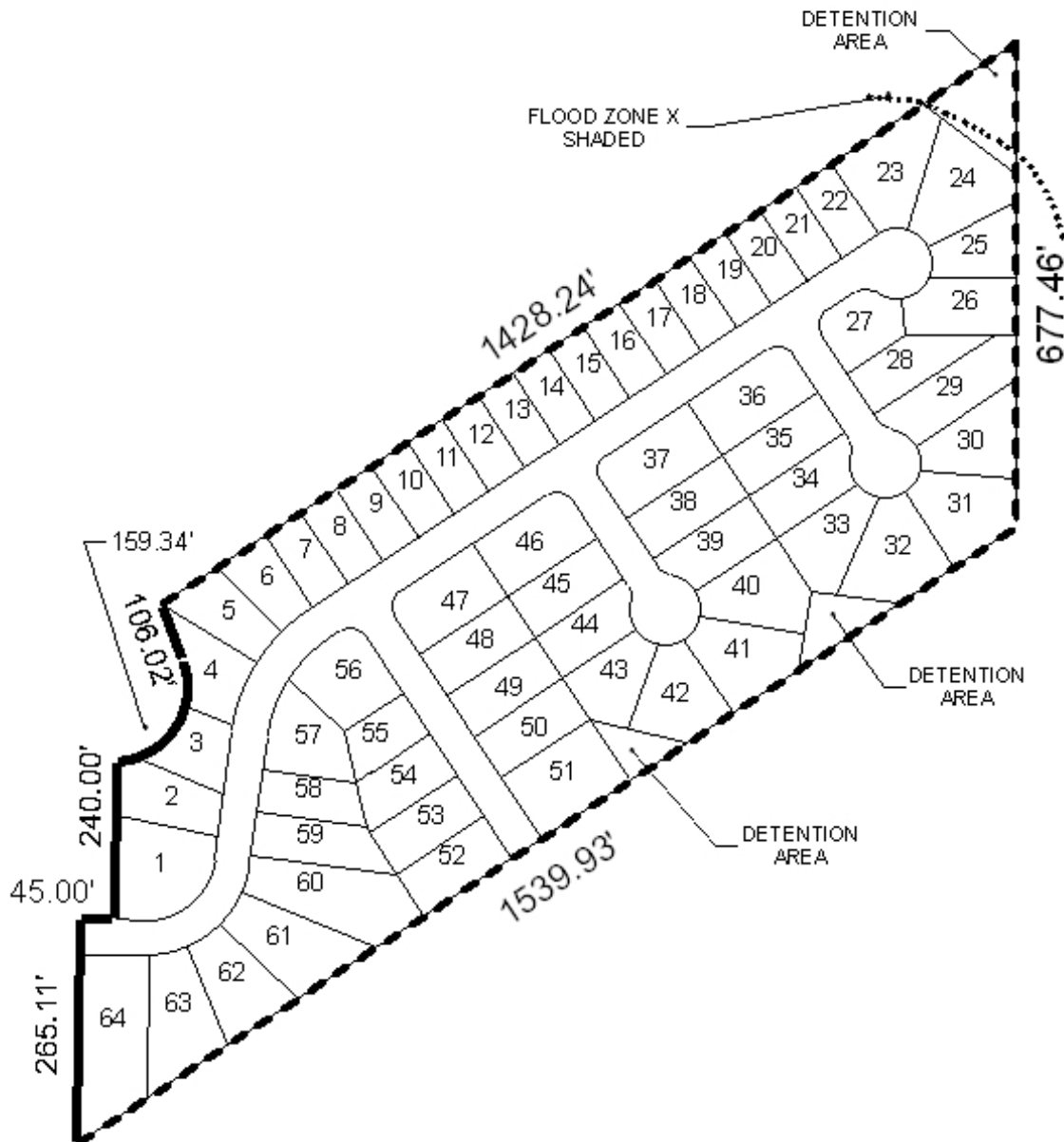
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LEGEND

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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