

## **LABRADOR RUN SUBDIVISION**

This is a request for a one-year extension of a previously approved 427 Lots / 229.3± acre subdivision. The subdivision is located on the West terminus of Belmont Park Drive, extending to the South side of Ben Hamilton Road at the South terminus of Mose Circle (private street).

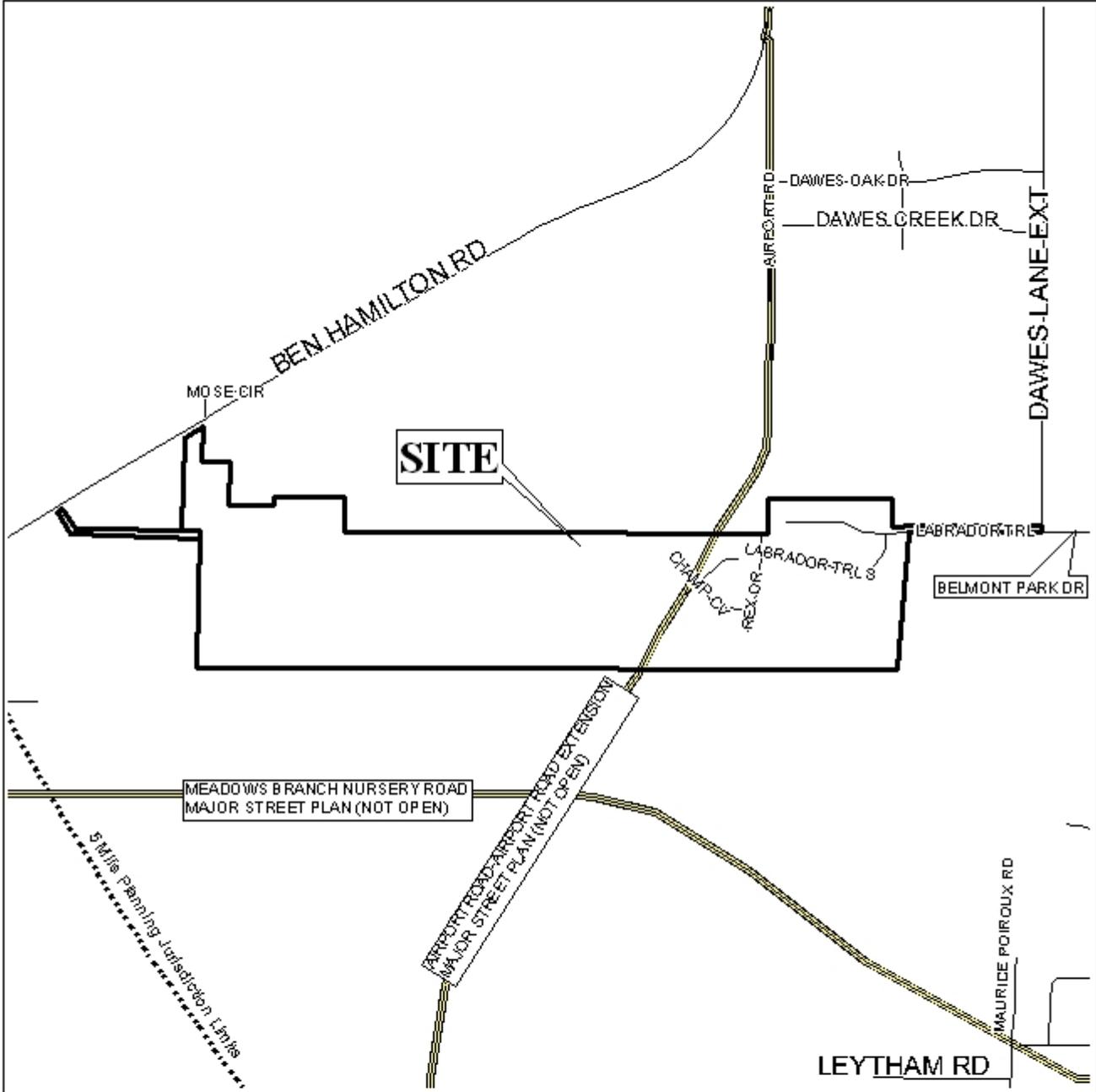
This is the second extension request since the subdivision was approved in September, 2006. Two phases of a total of eight phases have been recorded since the first extension request was approved in November, 2007, however it has been a year since the most recent recording, thus the request for the extension.

There have not been changes in conditions in the surrounding area that would affect the subdivision as previously approved. However, since the original approval, the Subdivision Regulations have been amended to include the 2003 International Fire Code (IFC) standards for street construction, specifically standards for cul-de-sac diameters. Those standards require cul-de-sacs without a central median to be 120 feet minimum right-of-way diameter. All future phases should reflect the new cul-de-sac requirements of Sections V.B.14. and V.B.15. of the Subdivision Regulations.

Based on the preceding, it is recommended that this request for extension be approved with the original conditions and the additional cul-de-sac condition, as follows:

- 1) provision of street-stubs to the land-locked parcel North of proposed lots 20-21 and 26-27 in Phase Four, and the land-locked parcel South of Phase Six, in compliance with Section V.B.1. of the Subdivision Regulations;
- 2) identification of all portions of the site to fully account for all acreage and the manner of site development, specifically the land near proposed lots 7, 187-190, and 390;
- 3) depiction of any existing drainage easements associated with previous subdivisions (Lot 1, Duncan Subdivision);
- 4) identification of the size of all lots in square feet, either via a table on the plat, or by the labeling of each lot, to ensure that each lot meets the minimum lot size identified in Section V.D.2. of the Subdivision Regulations;
- 5) depiction of the 25-foot minimum building setback line, in conformance with Section V.D.9. of the Subdivision Regulations;
- 6) identification and labeling of all common areas, including greenspaces, road medians, and detention areas, and placement of a note on the plat stating that maintenance of all common areas shall be the responsibility of the subdivision's property owners;
- 7) placement of a note on the plat stating that access to the 60-foot roadway easement on the West side of site is denied;
- 8) placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
- 9) submission of certification to Urban Development by a licensed engineer that detention facilities are adequate to comply with City of Mobile volume and discharge rate standards prior to signing of the final plat; and
- 10) cul-de-sac rights-of-way and pavement diameters for Phases Three and higher to comply with Sections V.B.14. and V.B.15. of the Subdivision Regulations.

# LOCATOR MAP



APPLICATION NUMBER 9 DATE July 16, 2009

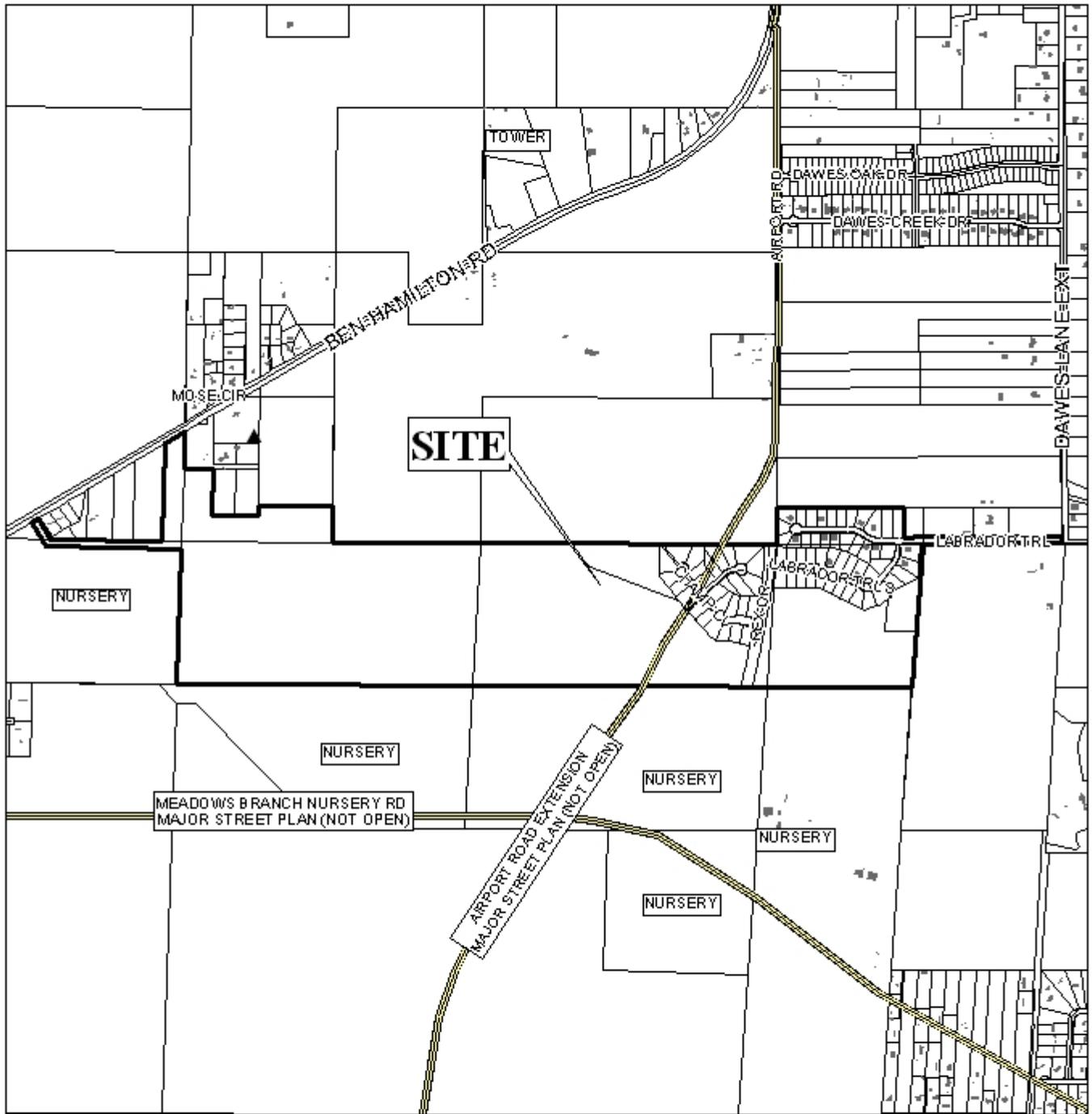
APPLICANT Labrador Run Subdivision (formerly Arcata Woods Subdivision)

REQUEST Subdivision

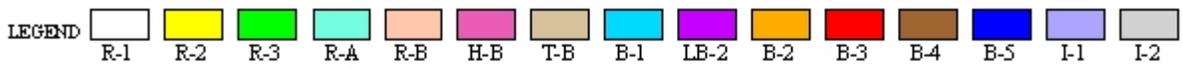


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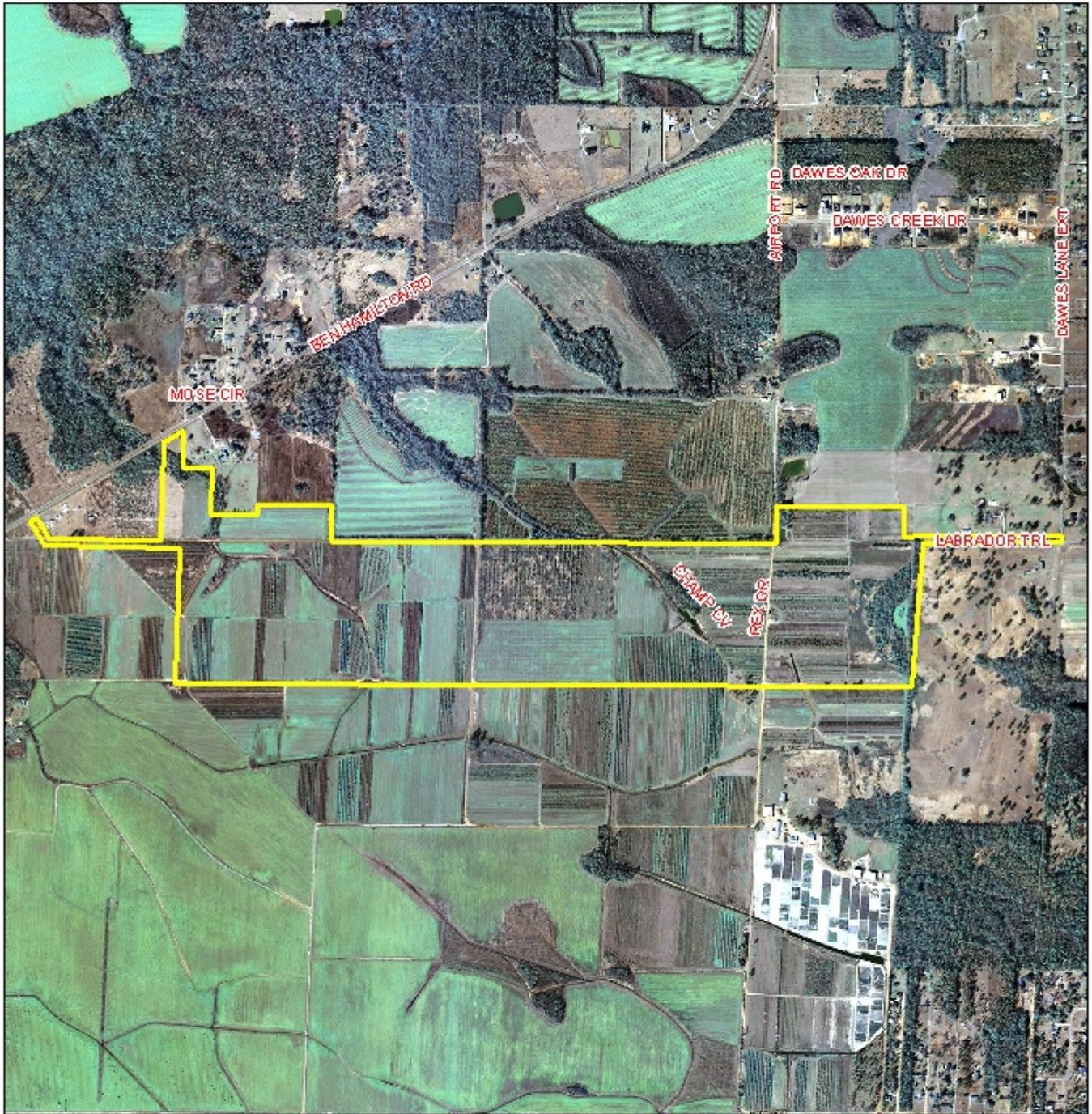
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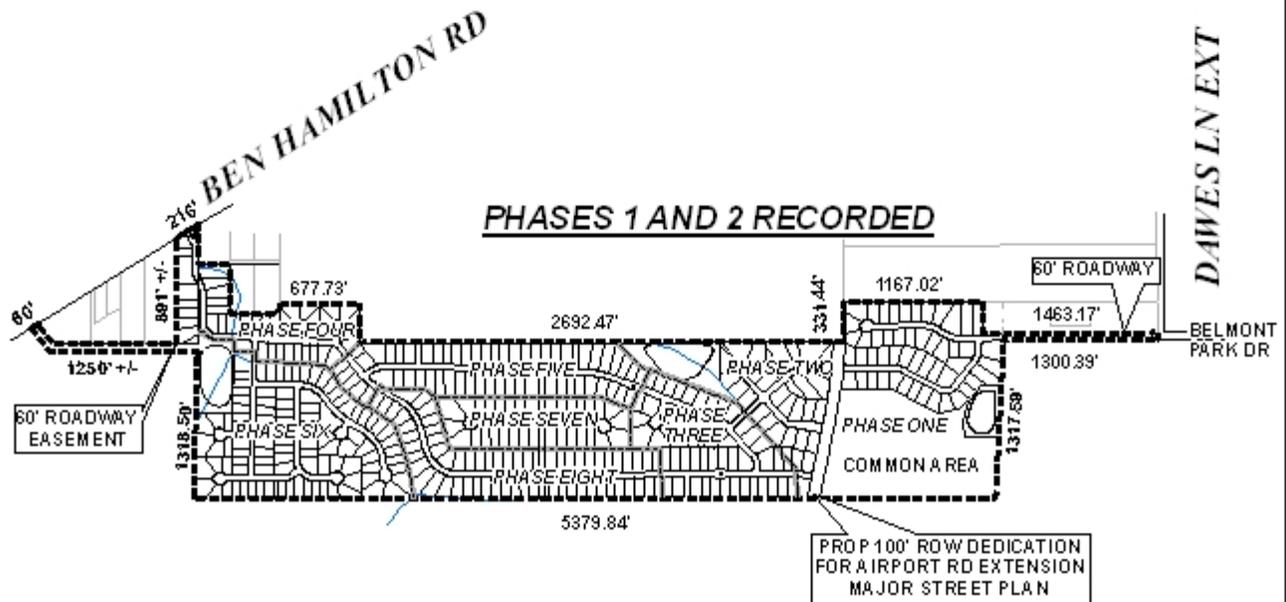
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# DETAIL SITE PLAN



- PHASE 1 - 50 LOTS
- PHASE 2 - 31 LOTS
- PHASE 3 - 48 LOTS
- PHASE 4 - 40 LOTS
- PHASE 5 - 57 LOTS
- PHASE 6 - 100 LOTS
- PHASE 7 - 32 LOTS
- PHASE 8 - 61 LOTS

TOTAL 419 LOTS

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 APPLICANT Labrador Run Subdivision  
 REQUEST Subdivision

