

HAMPTON PARK SUBDIVISION

Engineering Comments: Subdivision construction complete, ready to be accepted for maintenance.

Traffic Engineering Comments: Driveway number, size, 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 projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 7.1 acre \pm , 19 lot subdivision which is located at the Northwest corner of Middle Ring Road and Zeigler Boulevard, and is in Council District 7. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to reapprove a subdivision that was approved by the Planning Commission its February 9, 2009 meeting, but which has since expired. The current application proposes 19 lots, as before, but with a slight modification to the lot lines than as previously approved. Roads for the development have been completed.

The site fronts Zeigler Boulevard and Middle Ring Road, both of which are planned major streets, and as such require 100-foot rights-of-way. As shown on the preliminary plat, the final plat should show the existing rights-of-way, and dedication of sufficient right-of-way to provide 50 feet from the centerlines of Zeigler Boulevard and Middle Ring Road (excluding service roads). Furthermore, direct access to Zeigler Boulevard and Middle Ring Road should be denied for Lots 1, 11, 12, 13, and 19. Each lot should be limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards.

As previously mentioned, streets for the development have been constructed. The most recent approval by the Planning Commission included a waiver of Sections V.B.14. and V.B.15. (cul-de-sac ROW and pavement widths) of the Subdivision Regulations due to the fact that the cul-de-sac design could not be modified to meet the 120 foot diameter requirement: such a waiver would once again be appropriate with this application.

The plat shows common and detention areas, and the required note assigning responsibility for their maintenance to the property owners. In addition, the plat depicts access to the common detention area from the subdivision streets, rather than from Zeigler Boulevard or Middle Ring Road.

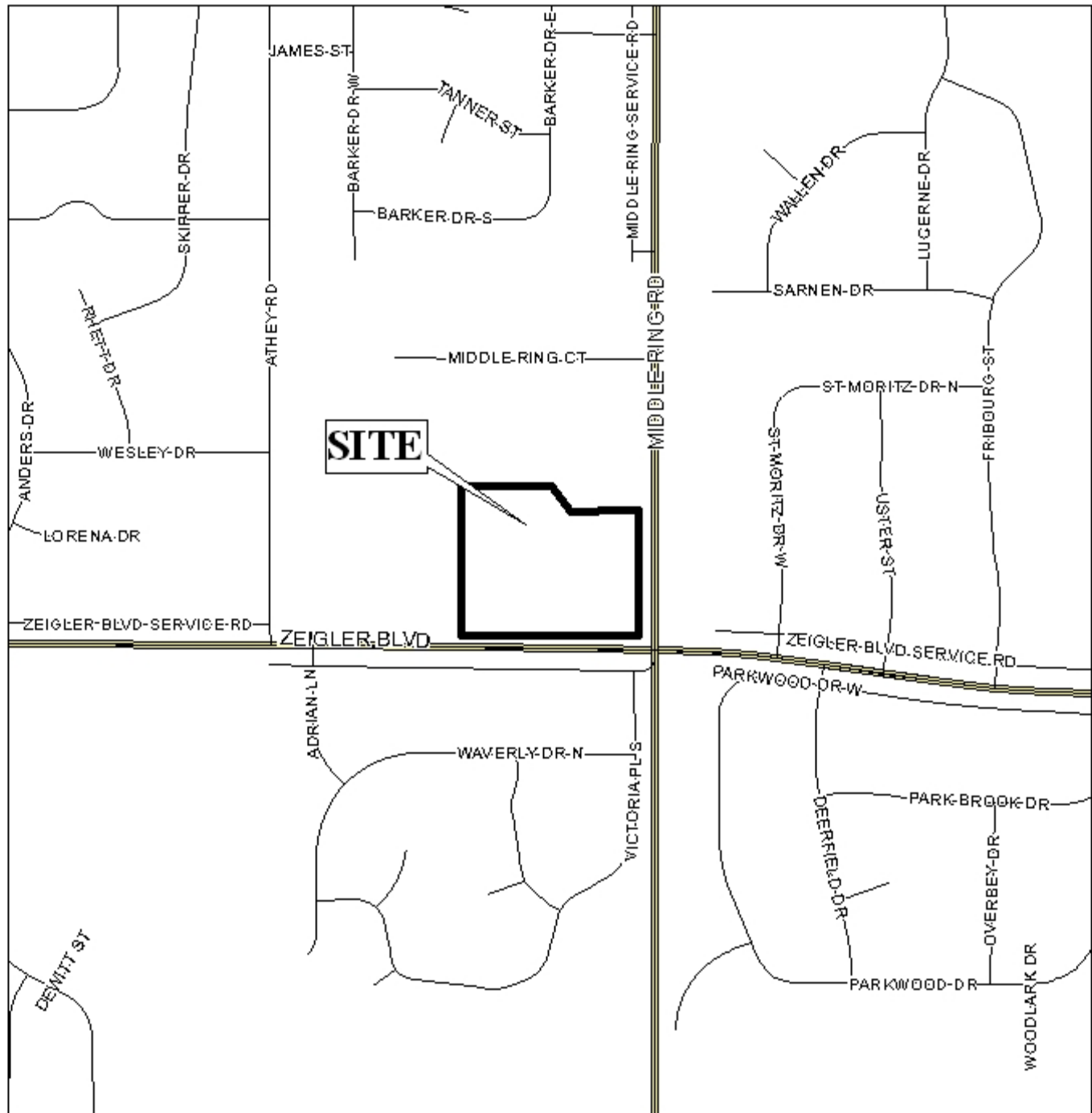
It appears that all lots will meet the minimum size requirements of the Subdivision Regulations, however, the size of the lots in square feet are not indicated. The plat should be revised to label each lot with its size in square feet, or a table with the same information should be placed on the final plat, if approved.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, and with a waiver of Sections V.B.14. and V.B.15. (cul-de-sac ROW and pavement widths) of the Subdivision Regulations, the application is recommended for Tentative Approval, 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
- 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.

LOCATOR



APPLICATION NUMBER 11 DATE June 3, 2010

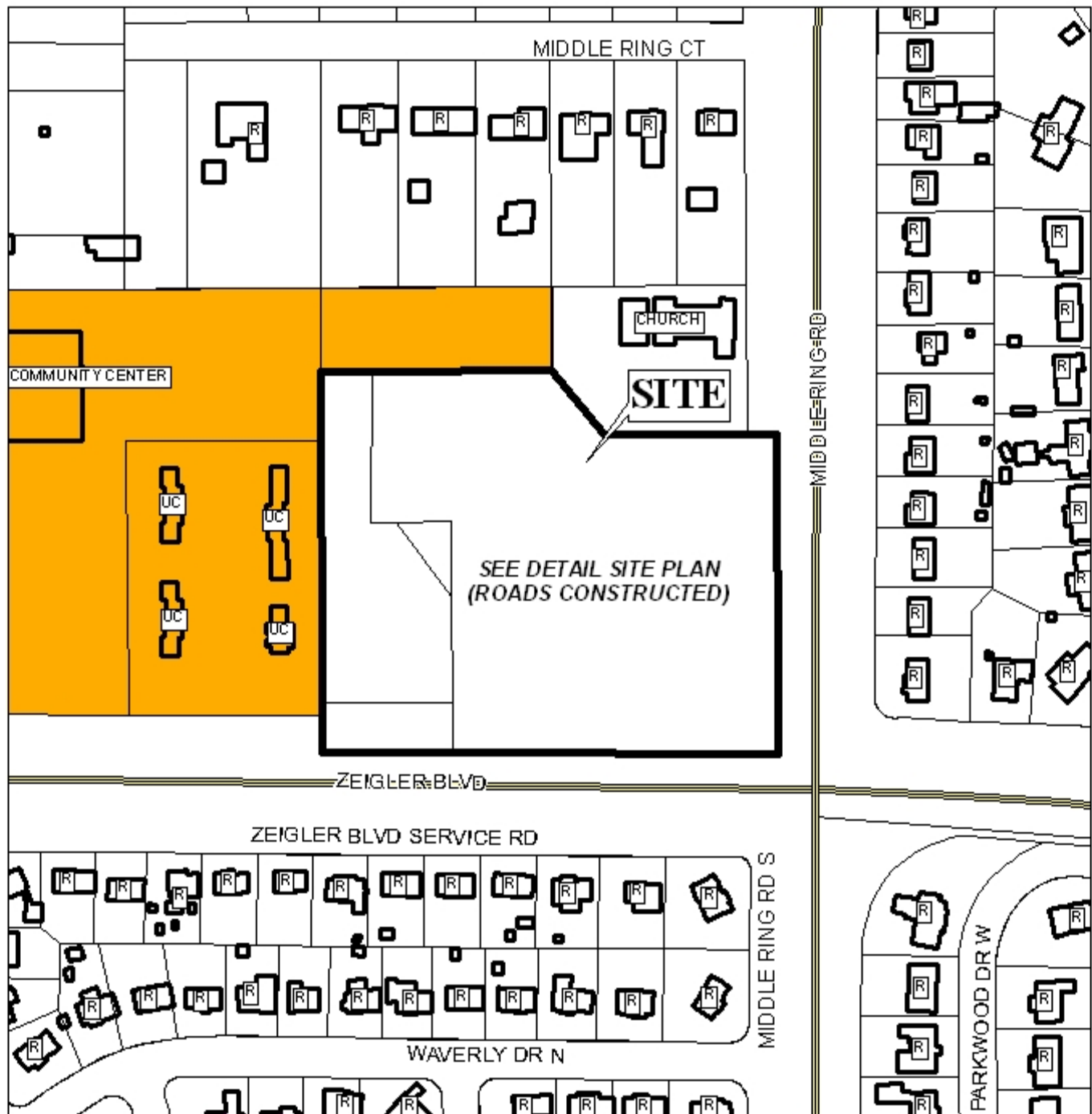
APPLICANT Hampton Park Subdivision

REQUEST Subdivision


















NTS

HAMPTON PARK SUBDIVISION



APPLICATION NUMBER 11 DATE June 3, 2010

LEGEND

 R-1	 R-2	 R-3	 R-A	 R-B	 H-B	 T-B	 B-1	 LB-2	 B-2	 B-3	 B-4	 B-5	 I-1	 I-2	NTS
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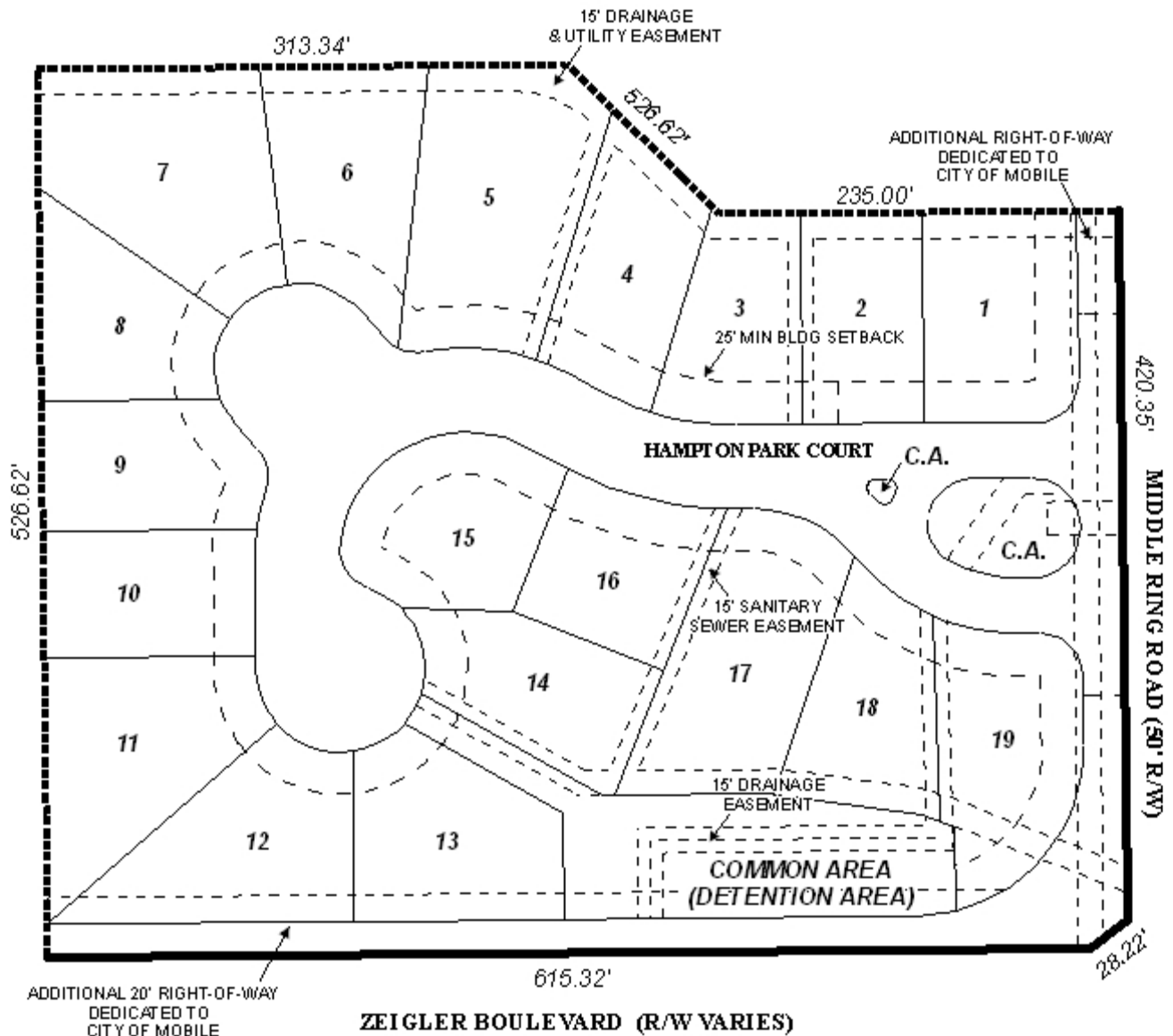
HAMPTON PARK SUBDIVISION



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DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE June 3, 2010
APPLICANT Hampton Park Subdivision
REQUEST Subdivision

