

HAMPTON PARK SUBDIVISION

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. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

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).

The plat illustrates the proposed 7.1± acre, 19-lot subdivision which is located at the Northwest corner of Zeigler Boulevard and Middle Ring Road, and is in Council District 7. The site is served by public water and sanitary sewer.

The purpose of the application is to subdivide a metes and bounds parcel into 19 lots. The site received Subdivision approval in 2005 for a very similar proposal; however, that approval expired before the subdivision was ever recorded, so a new application is required.

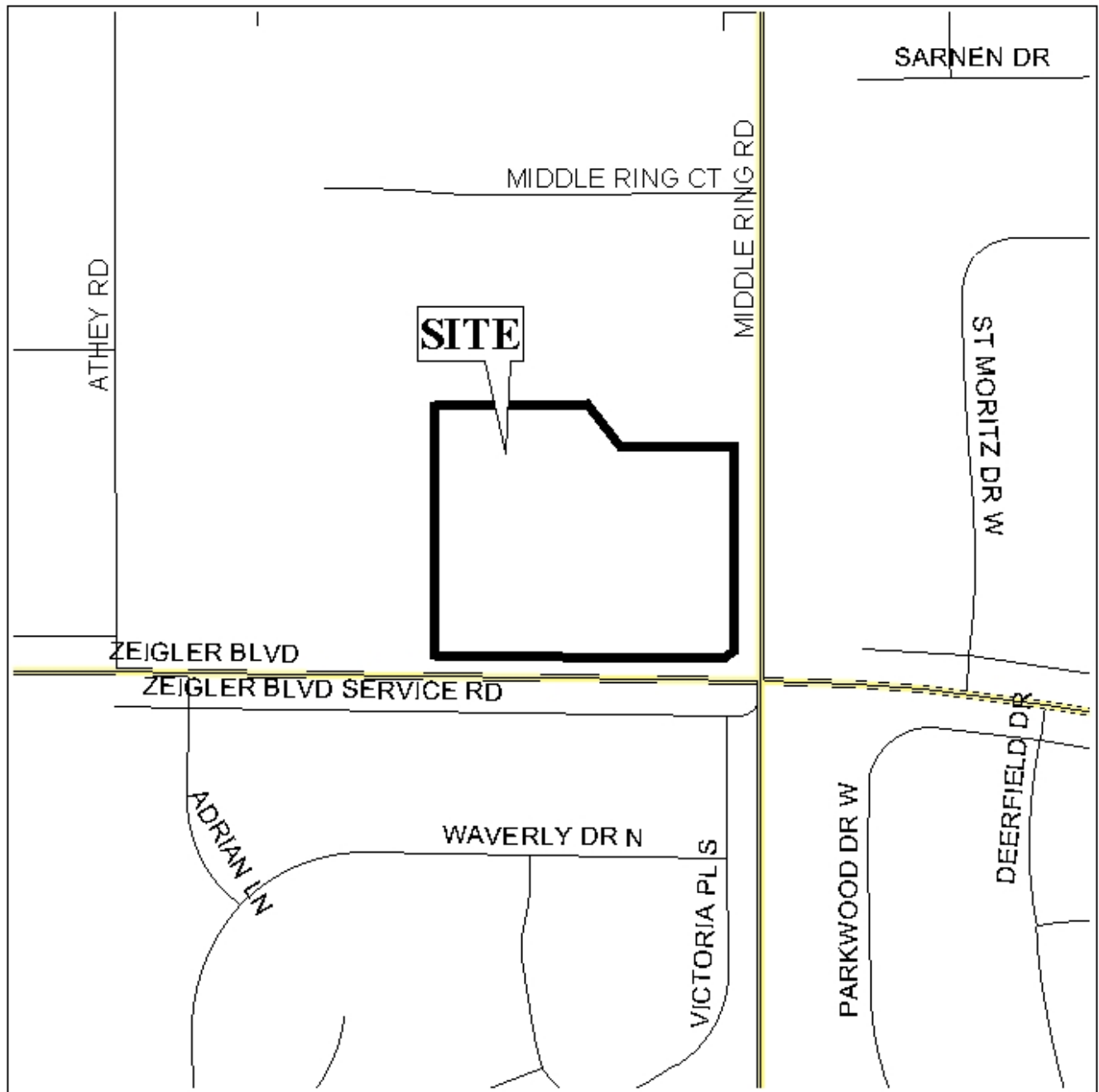
The site fronts Zeigler Boulevard and Middle Ring Road, both of which are planned major streets, and as such require 100-foot rights-of-way. As shown on the preliminary plat, the final plat should show the existing rights-of-way, and dedication of sufficient right-of-way to provide 50 feet from the centerlines 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.

As the site involves the creation of new streets, construction and dedication to City Engineering standards will be required. The plat shows common and detention areas, and the required note assigning responsibility for their maintenance to the property owners. However, the plat should be modified to provide access to the common detention area from the subdivision streets, rather than from Zeigler Boulevard.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, 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.

LOCATOR MAP



APPLICATION NUMBER 11 DATE July 20, 2006

APPLICANT Hampton Park Subdivision

REQUEST Subdivision



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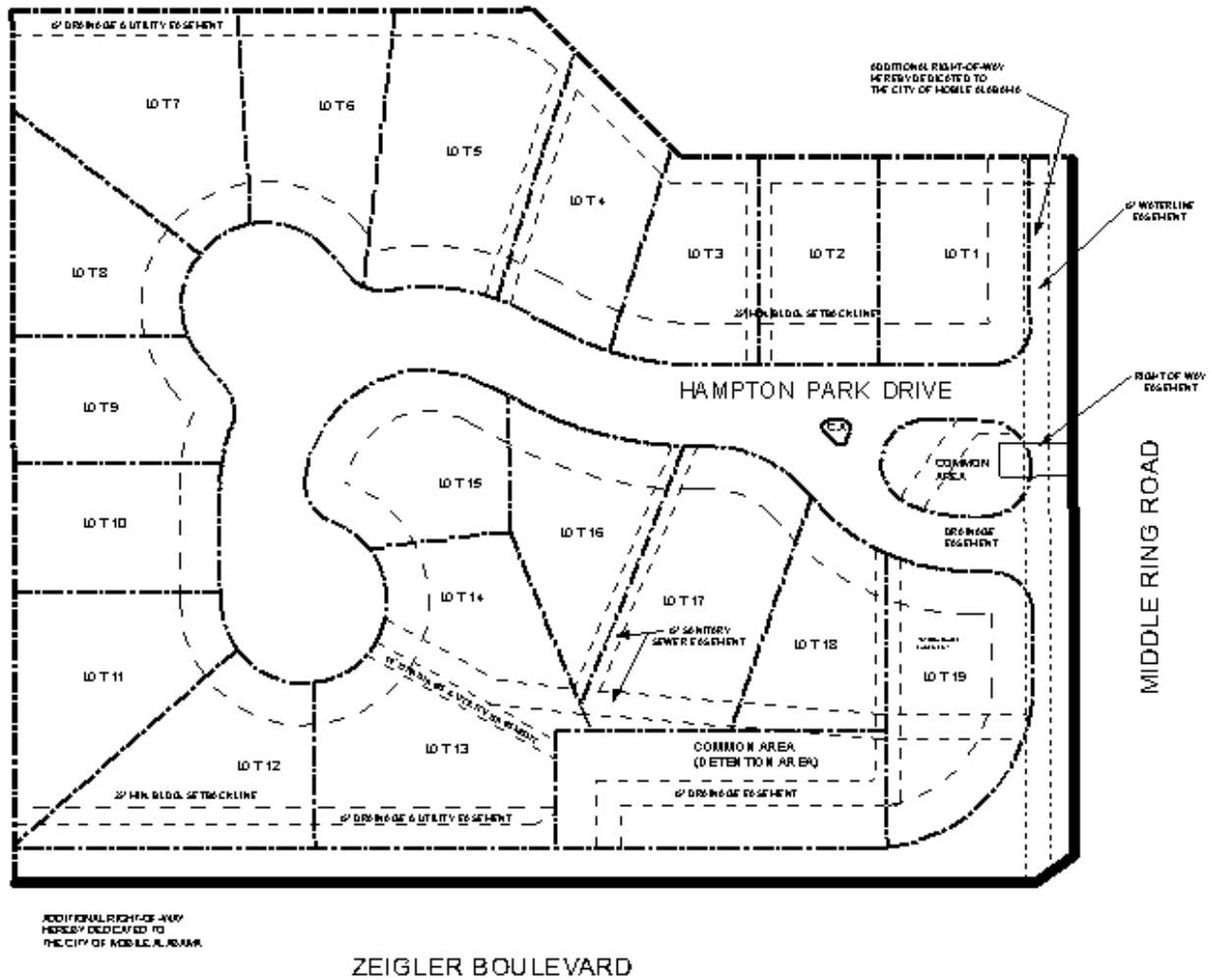
LEGEND

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
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NTS

DETAIL SITE PLAN



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