

## **LEIGHTON PLACE SUBDIVISION**

Engineering Comments: Development of property must comply with all stormwater management and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

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).

The plat illustrates the proposed 41-lot, 19.2± acre subdivision which is located on the East side of Riviere du Chien Road, 850' ± South of Lloyd Station Road and is located in City Council District 4. The site is served by city water and sanitary sewer.

The purpose of this application is to create a 41-lot subdivision from two metes and bounds parcels.

A similar application considered by the Commission at the April 1, 2004 meeting. The Commission denied the application due to a lack of a majority of affirmative votes due to the following concerns: 1) the possibility of increased flooding; 2) the impact the subdivision will have on the wetlands; and 3) that the traffic and density is too high.

The City Engineering Department reviews site and drainage plans for all development within the City to ensure that the development complies with the City's drainage and retention requirements. These factors are taken into consideration in the review of each application.

With regards to the Commission's concerns regarding increased flooding and the subdivision's impact on the wetlands, the City relies on the Corps of Engineers and the Alabama Department of Environmental management to review the wetlands as delineated by the applicant's engineer. This review ensures that the development does not significantly impact the surrounding wetlands, and that it complies with their regulations.

The reduction of the number of lots from 62 to 41 should significantly reduce the impact of daily vehicular traffic that would normally access the proposed development.

Numerous lots are located on corners and several as proposed would be considered double-frontage lots. Therefore, these lots should be limited to one curb cut to the new subdivision streets; specifically, Lots 1, and 37 thru 39 should be denied access to Riviere du Chien, and Lots 13, 24, 31 and 41 should be limited to one curb cut. Additionally, as proposed Lots 22 and 23 are illustrated having 25' road frontage, which is not typical of the development. Waivers of Sections V.D.2., minimum dimensions of at least 60-feet wide at the building setback line, and V.D.3., maximum width to depth ratio would be required, but not recommended.

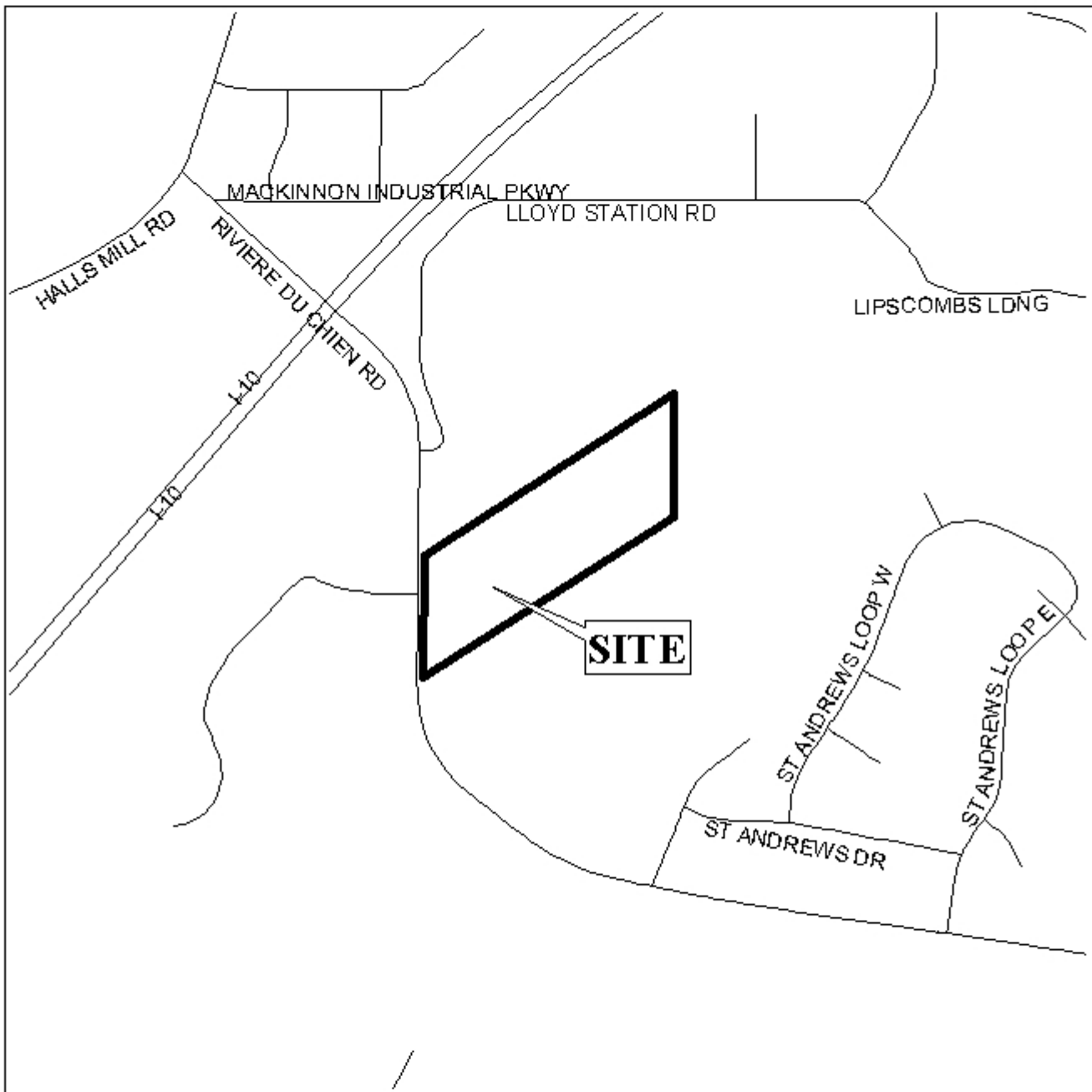
As illustrated on the preliminary plat there is an area of land that are not labeled as common areas and should be labeled as such; these areas are located between Lots 10 and 11, Lots 21 and 22, and within the right-of-way of the new street along Riviere du Chien. These areas should be indicated on the final plat and a note stating that maintenance of all common areas is the responsibility of the property owners association.

As illustrated on the site plan an area designated as wetlands bisects the development; therefore, it could be considered environmentally sensitive and the approval of all applicable federal, state and local agencies would be required.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final stating that Lots 1 and 37 thru 39 are denied direct access to Riviere du Chien; 2) the placement of a note on the final plat stating that all corner lots are limited to one curb cut each; 3) all common areas be indicated on the final plat (including wetlands) and a note on the final plat stating that maintenance of all common areas are the responsibility of the property owners association; 4) approval of all applicable federal, state and local agencies; and 5) placement of the required 25-foot minimum building setback line on the final plat.

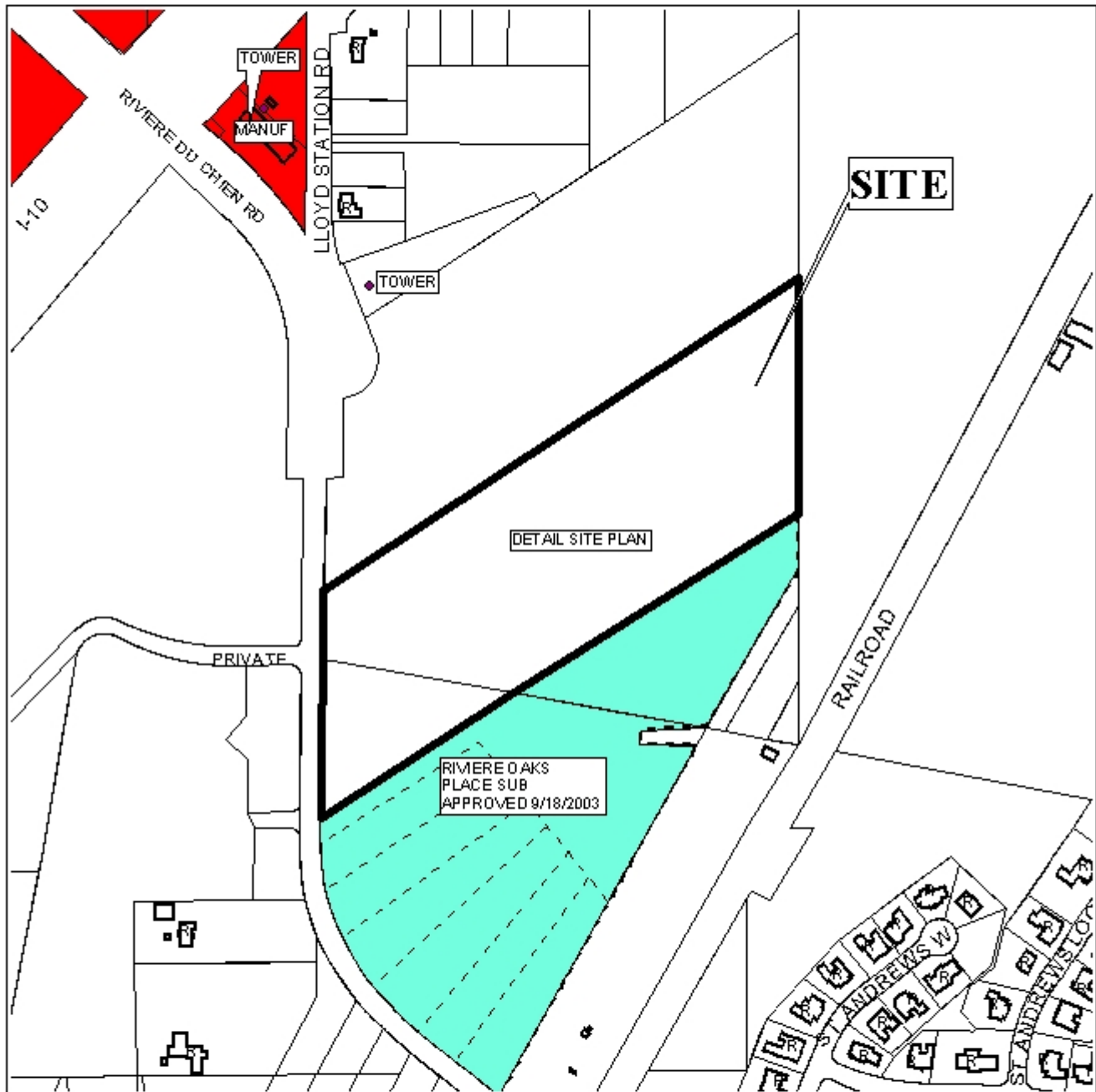
## LOCATOR MAP



APPLICATION NUMBER 14 DATE June 17, 2004  
APPLICANT Leighton Place Subdivision  
REQUEST Subdivision



# LEIGHTON PLACE SUBDIVISION



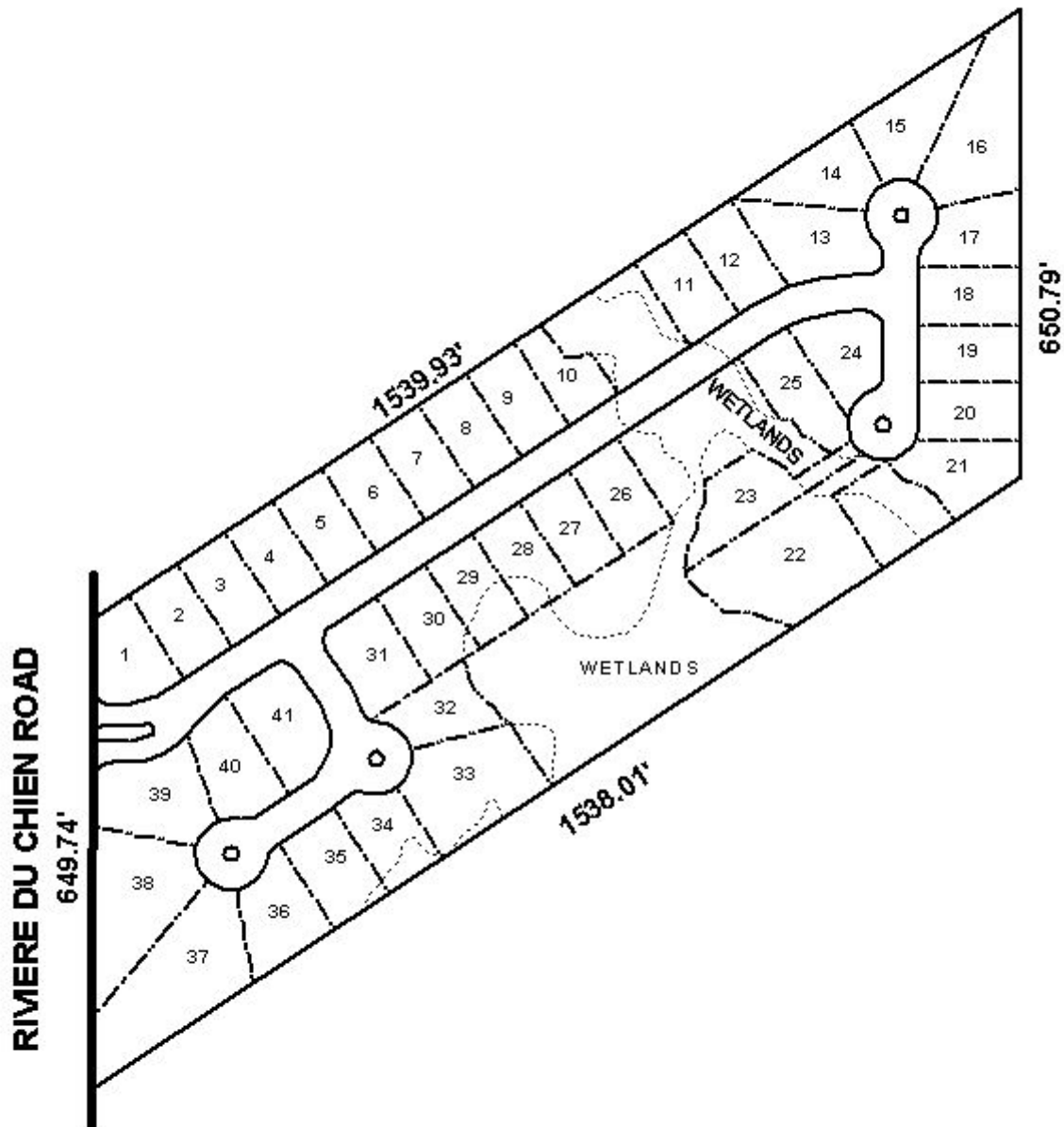
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LEGEND

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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## DETAIL SITE PLAN



APPLICATION NUMBER 14 DATE June 17, 2004  
APPLICANT Leighton Place Subdivision  
USE/REQUEST Subdivision

