

## **HAMPTON PARK SUBDIVISION**

Engineering Comments: 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).

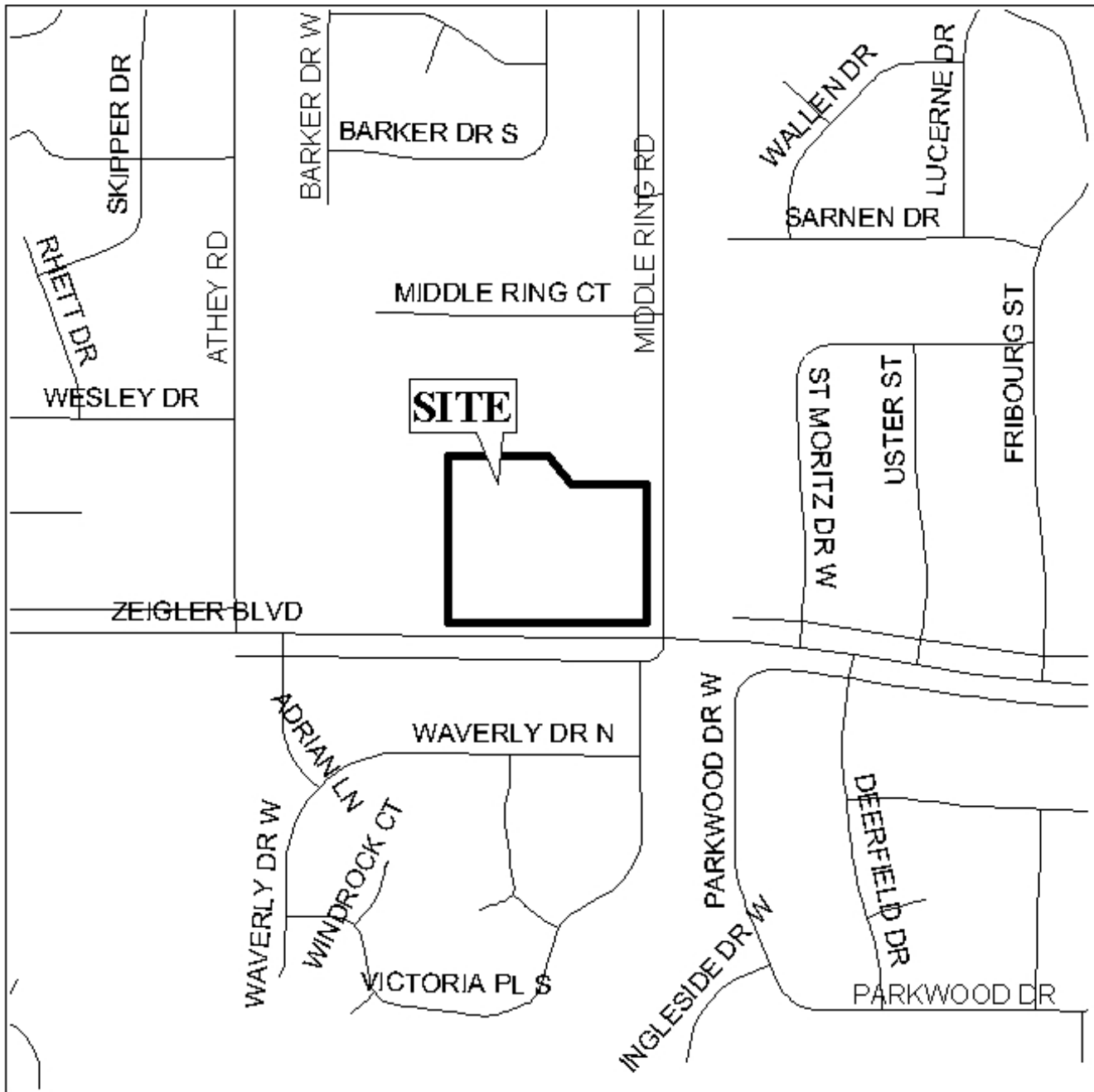
The plat illustrates the proposed 7.1± acre, 19 lot subdivision which is located at the Northwest corner of Zeigler Boulevard and Middle Ring Road and is in Council District 7. The site is served by public water and sanitary sewer.

The purpose of the subdivision is to subdivide a metes and bounds parcel into 19 lots.

The site fronts Zeigler Boulevard and Middle Ring Road, both of which are planned major streets, and as such require 100' rights-of-way. It is not clear from the plat whether there is sufficient right-of-way from the centerlines of these roads, since the rights-of-way appear to include service roads as well as the major streets. Therefore, 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 Lot 1, Lots 11-13, 19, and the common detention area.

The plat meets the minimum standards of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the depiction of the existing rights-of-way and centerlines of Zeigler Boulevard and Middle Ring Road; 2) the dedication, as needed, of sufficient right-of-way to provide 50 feet from the centerlines of Zeigler Boulevard and Middle Ring Road (excluding service roads); and 3) the placement of a note on the final plat indicating that direct access to Zeigler Boulevard and Middle Ring Road should be denied to Lot 1, Lots 11-13, 19, and the common detention area.

## LOCATOR MAP



APPLICATION NUMBER 9 DATE March 3, 2005

APPLICANT Hampton Park Subdivision

REQUEST Subdivision

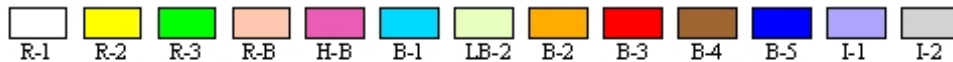


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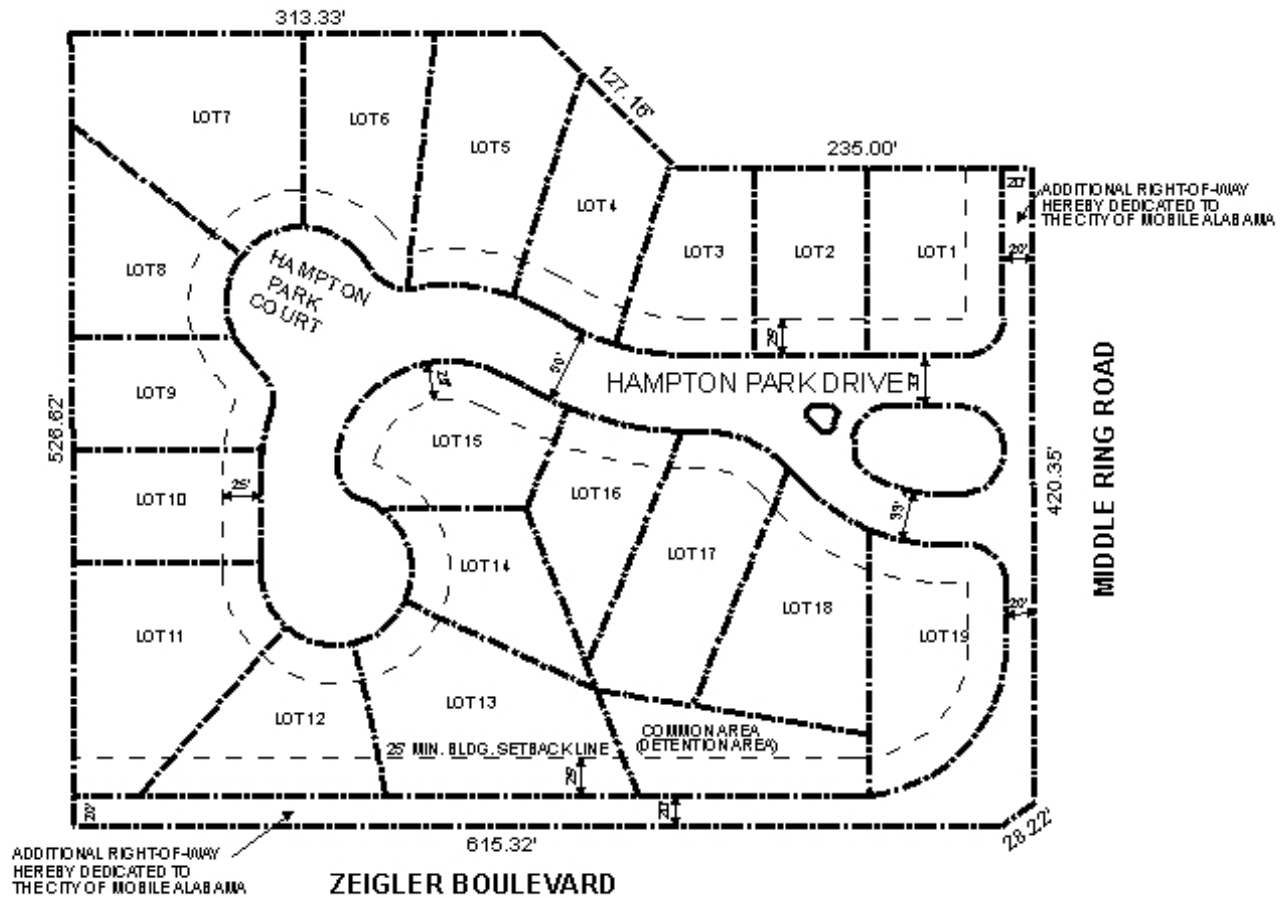


APPLICATION NUMBER 9 DATE March 3, 2005

LEGEND



# DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE March 3, 2005  
APPLICANT Hampton Park Subdivision  
REQUEST Subdivision

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