LEIGHTON PLACE SUBDIVISION

Engineering Comments: A Hold Harmless agreement will be required if stormwater runoff is increased and/or concentrated onto an adjacent property. Must comply with all storm water 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 (NWI) 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).

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004. A fire hydrant within 400 ft of all new structures is required. Must also comply with 2003 IFC Section D107 - One or two-family dwelling residential developments, and provide two remote means of egress per Section D104.3.

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

The purpose of this application is to approve a subdivision for which the original approval from June 2004 has expired. The subdivision is currently under construction. The plat has been slightly modified to provide a street-stub to Leighton Commons, an approved subdivision North of the site in question, and several lot boundaries have been adjusted. The overall number of lots remains the same as originally approved in 2004. The original conditions of approval were as follows:

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.*

The site fronts on Riviere du Chien Road, a minor street with adequate rights-of-way. The circulation system proposed for the subdivision appears to meet minimum requirements, however the proposed street-stub to the north appears to be depicted as separate from the remainder of the proposed street right-of-way within the subdivision. The plat should be revised to depict the proposed street-stub as part of the overall street right-of-way network. Furthermore, the following discussion was included during the October 2005 review of the Leighton Commons subdivision, North of the site in question:

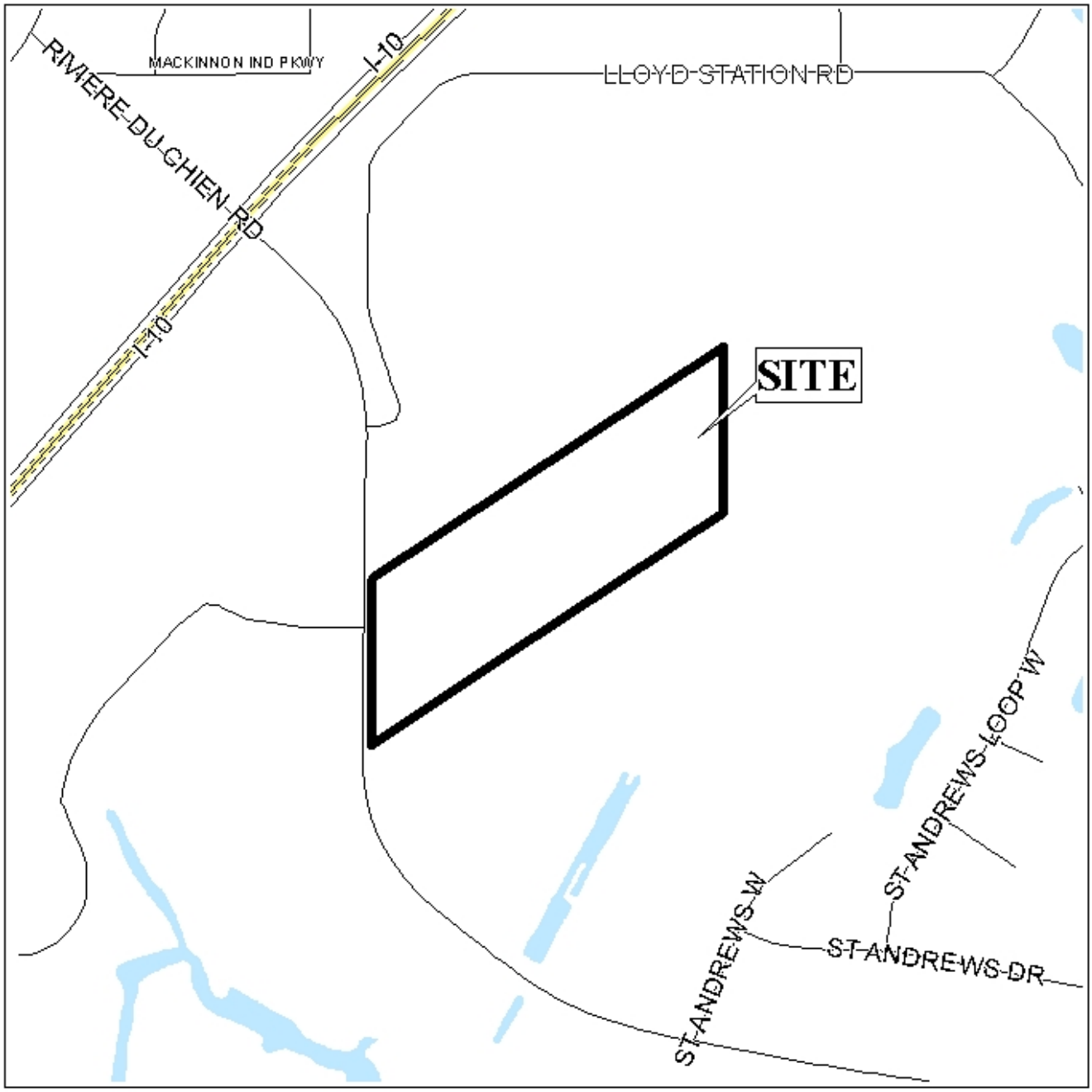
> *The preliminary plat on file for the subdivision to the south, Leighton Place, does not indicate a reciprocal street-stub to the north. Both Leighton Commons and Leighton Place (subdivision approved June 2004, with streets under construction) are being developed by the same applicant, and the applicant has stated that the two subdivisions will be linked in order to meet the egress codes of the Fire Department. The existing Leighton Place subdivision approval expired in June 2005, thus the subdivision will have to be resubmitted, and a stub to Leighton Commons will have to be shown on the plat. Therefore, approval of Leighton Commons should be conditioned upon the provision of a public street connection from the Leighton Place Subdivision; otherwise compliance with the International Fire Code will require all residential structures to have individual sprinkler fire suppression systems.*

It is not clear if Leighton Place, as currently submitted, will in fact result in the connection of the proposed street-stubs. One of the conditions placed upon the approval of Leighton Commons was the following: *"no permits are to be issued for street construction in Leighton Commons until a new application showing a corresponding street stub has been submitted for the expired Leighton Place Subdivision to the South."* This condition has not been satisfied. The developer of Leighton Place and Leighton Commons has provided a letter to staff, however, stating that the development of Leighton Commons will not be pursued at this time, but that future development of the site will connect to the street stub provided by Leighton Place.

The subdivision lots appear to meet minimum size requirements, however the applicant should verify that a minimum of 7,200 square feet of buildable area, exclusive of wetlands, will be provided for each lot. Furthermore, the 25-foot minimum building setback line, required in Section V.D.9. of the Subdivision Regulations, is not shown for all of the subdivision and would be required on the Final Plat, if approved.

Based upon the preceding, the plat 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 and detention areas be indicated on the final plat (including wetlands) and a note on the final plat stating that maintenance of all common and detention areas are the responsibility of the property owners association; 4) approval of all applicable federal, state and local agencies prior to the issuance of building permits or land disturbance activities; 5) placement of the required 25-foot minimum building setback line on the final plat; 6) revision of the plat to show the street-stub to the North as part of the street right-of-way network; and 7) verification that all lots contain a minimum buildable area of 7,200 square feet, exclusive of wetlands.

LOCATOR MAP



APPLICATION NUMBER 13 DATE July 20, 2006

APPLICANT Leighton Place Subdivision

REQUEST Subdivision

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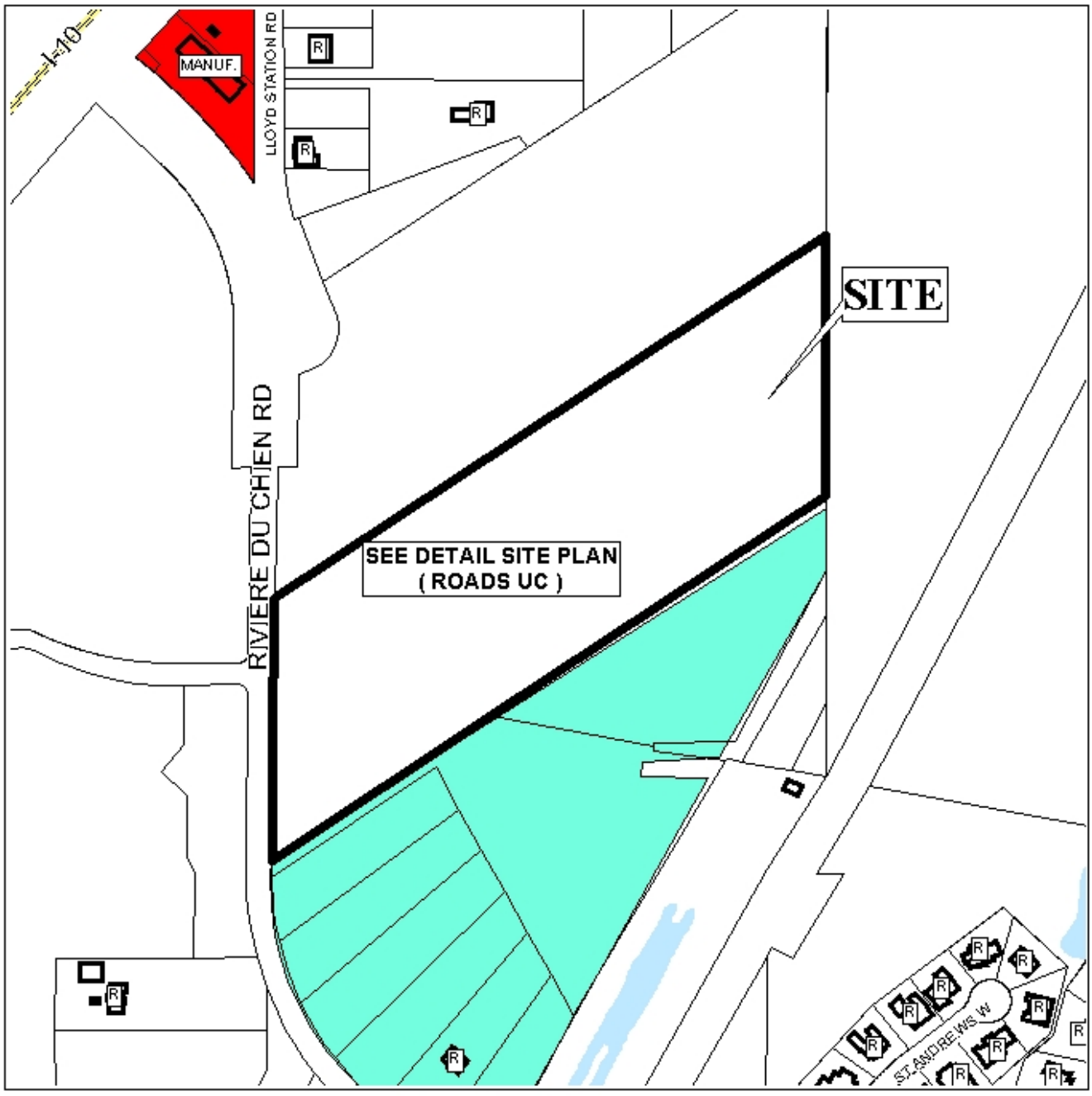
NTS

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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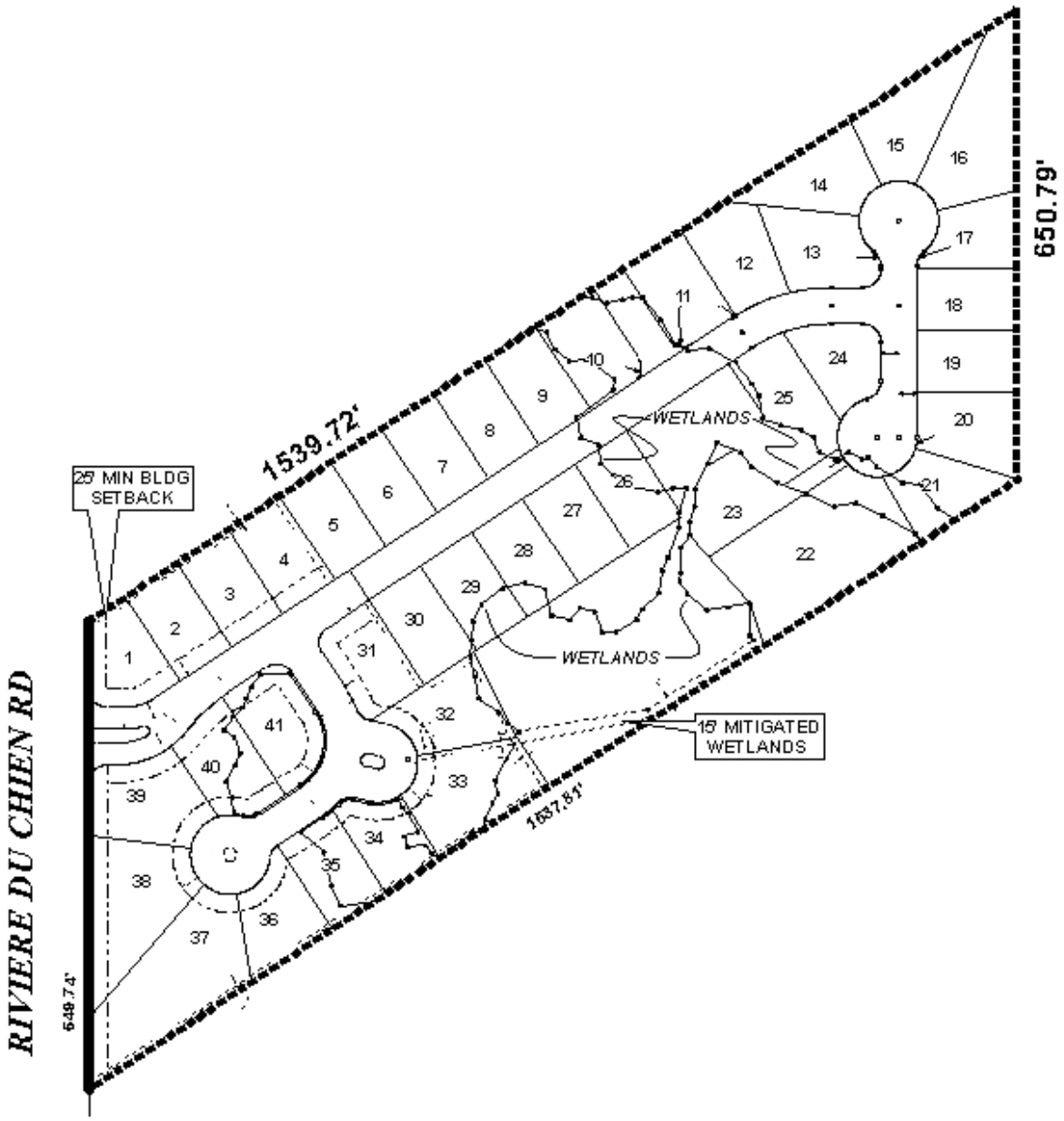
DETAIL SITE PLAN



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