

HUNTER'S COVE SUBDIVISION, UNIT TWO, PHASE THREE

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 12 lot, 4.3 ± acre subdivision which is located 135'± East of Gamepoint Drive West, at the East terminus of Vane Court street stub. The subdivision is served by public water and sewer.

The purpose of this application is to create a 12-lot subdivision from portions of two parcels. This application, along with agenda items #9 and #10, represent the continued phased development for Hunter's Cove, approved in June 2004 (a similar application for the site was approved in December 2002, but the approval expired before plats were recorded).

The site fronts onto the street stub for Vane Court, a minor street with adequate right-of-way. The site is bounded to the North by undeveloped land associated with agenda item #10, and to the East by undeveloped land associated with agenda items # 9 and 10. West and South of the site are previous units of the Hunter's Cove Subdivision, and these units are being developed with single-family residences.

The preliminary plat depicts 12 lots, while the approved 2004 application shows the same area divided into 16 lots. The preliminary plat substantially continues the intent of the original design, and thus can be considered in compliance with the original approved subdivision.

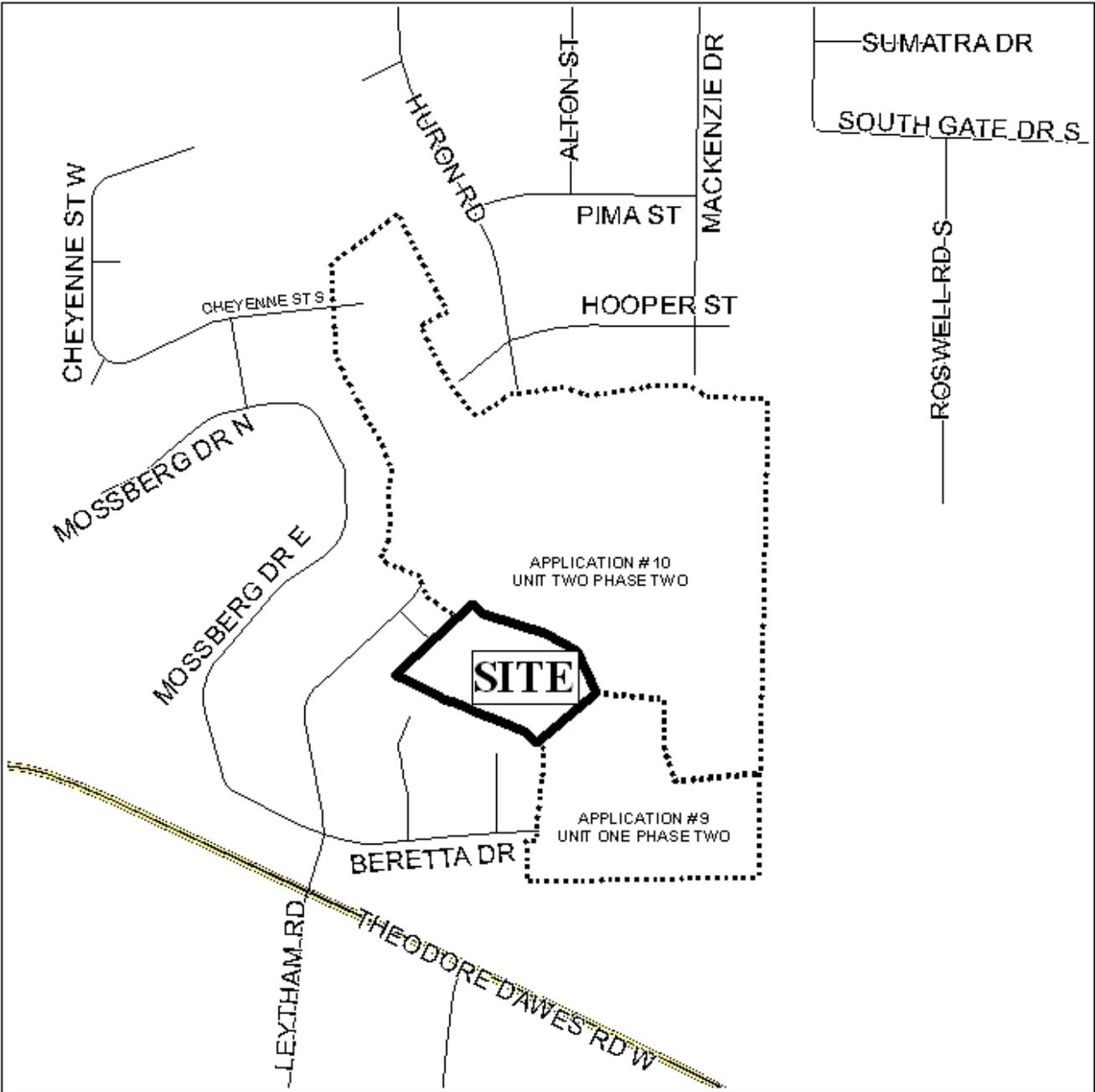
While no common areas are depicted on the preliminary plat, a note should be placed on the plat, if approved, stating that maintenance of any common areas is the responsibility of the property owners.

The "General Notes" portion of the preliminary plat identifies various utility and drainage easements, which should also be graphically depicted on the drawing.

This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

Based upon the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the final plat stating that the maintenance of any common areas shall be the responsibility of the property owners; 2) graphic depiction of all drainage and utility easements referenced in the "General Notes" section; and 3) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

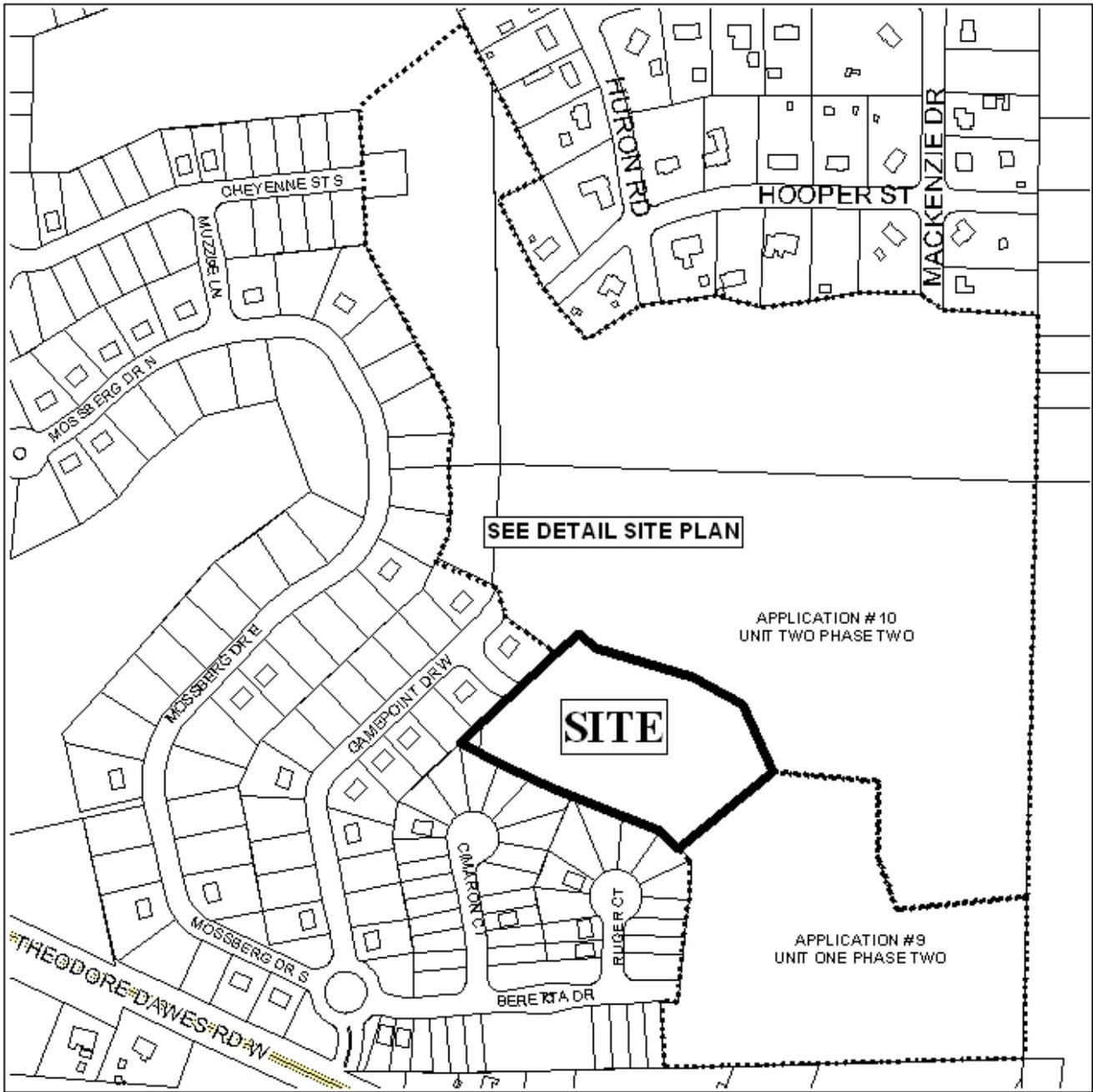
LOCATOR MAP



APPLICATION NUMBER 8 DATE June 15, 2006
APPLICANT Hunter's Cove Subdivision, Unit Two, Phase Three
REQUEST Subdivision



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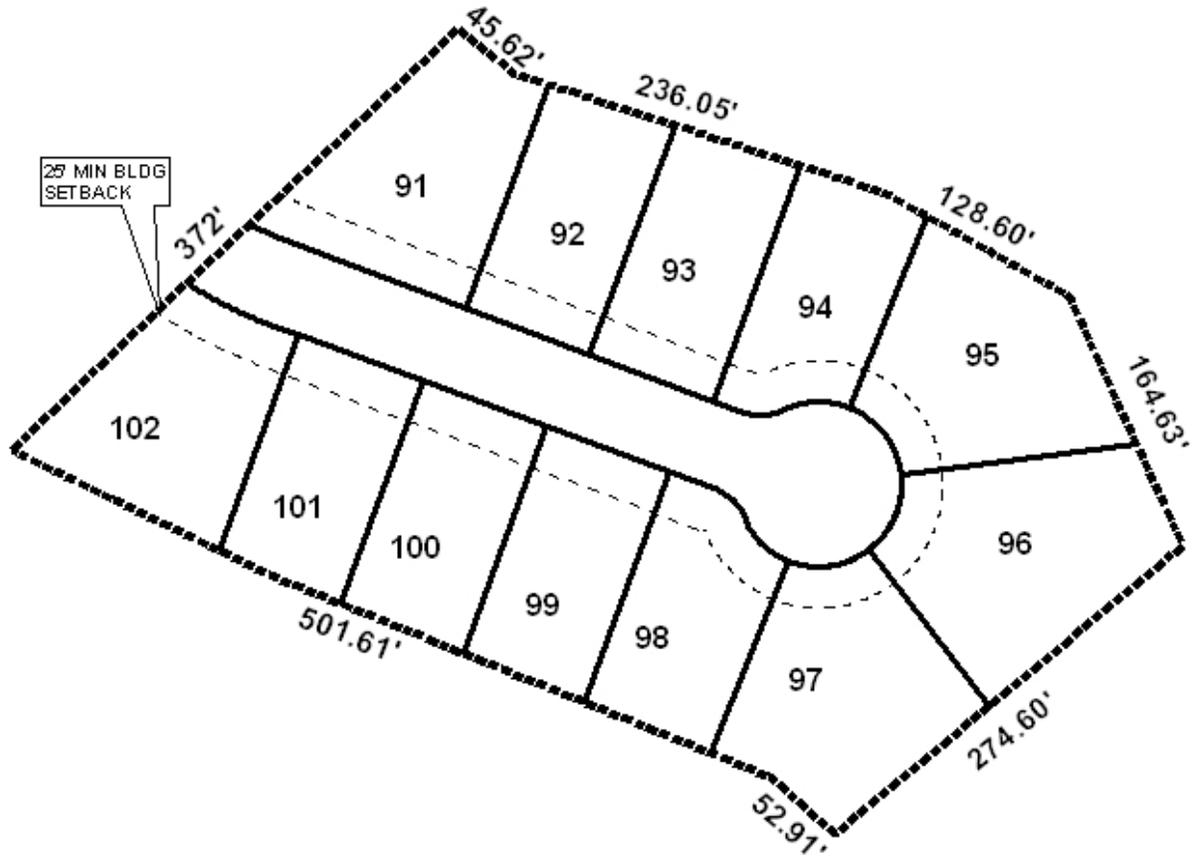
LEGEND

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	



NTS

SUBDIVISION PLAT



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REQUEST Subdivision



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