

## HUNTER'S COVE SUBDIVISION, UNIT TWO, PHASE TWO

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

The plat illustrates the proposed 66 lot, 35.2 ± acre subdivision which is located at the South terminus of Mackenzie Drive, extending to the West terminus of Hooper Street, the East terminus of Cheyenne Street South, and the North terminus of Gamepoint Drive West. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 66-lot subdivision from a portion of four parcels. This application, along with agenda items #8 and #9, 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 stubs for Cheyenne Street South, Gamepoint Drive West, Hooper Street, Mackenzie Drive, and Huron Road, all of which are minor streets with adequate rights-of-way. The site is bounded to the North by undeveloped land associated with Hunter's Cove, as well as single-family residences fronting onto Huron Road, Hooper Street and Mackenzie Drive. East of the site is are residences fronting Roswell Road South, as well as undeveloped land with frontage on Theodore Dawes Road West and Schillinger Road South.

The preliminary plat depicts 66 lots, while the approved 2004 application shows the same area divided into 89 lots. This application increases the size of many of the proposed lots, thus reducing the total number. All lots proposed as part of this application meet the minimum width and size requirements of the Subdivision Regulations. The proposed street layout remains the same as approved in 2004.

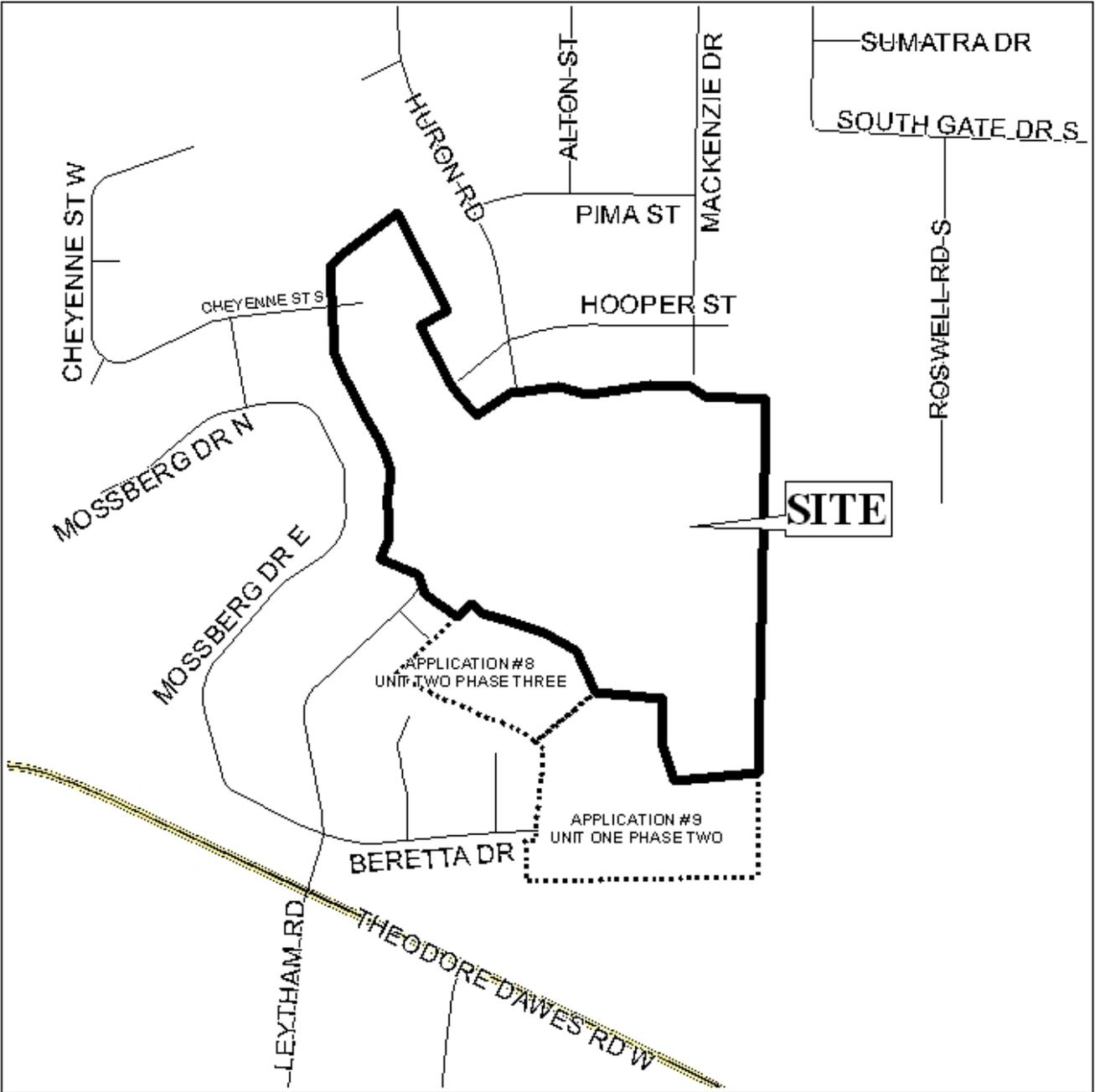
Common areas are depicted and labeled on the preliminary plat, as is a note stating that maintenance of any common areas will be the responsibility of the development's property owners association: this note should also appear on the final plat, if approved.

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) retaining of common area labeling and notes; 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.

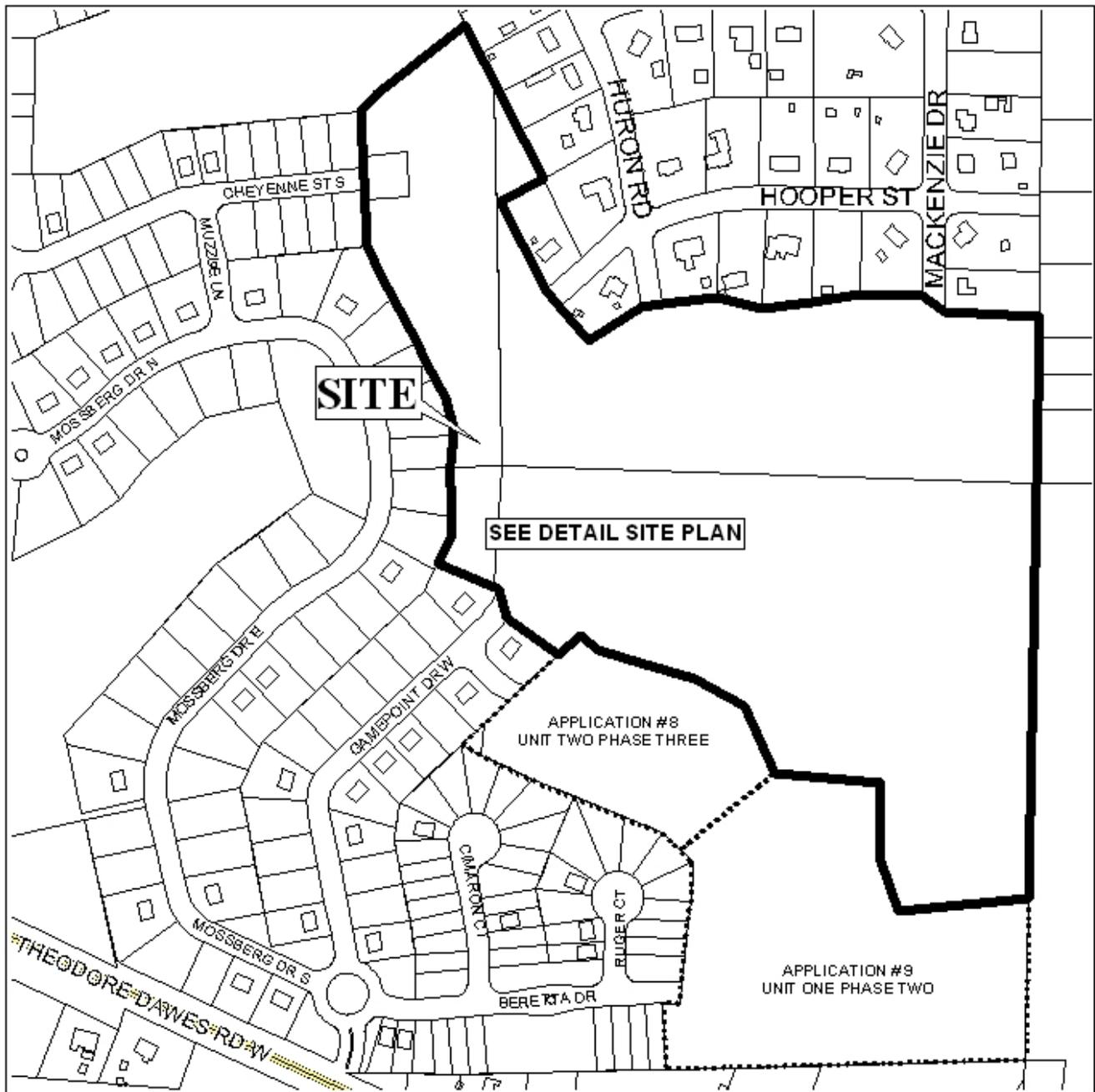
# LOCATOR MAP



APPLICATION NUMBER 10 DATE June 15, 2006  
APPLICANT Hunter's Cove Subdivision, Unit Two, Phase Two  
REQUEST Subdivision



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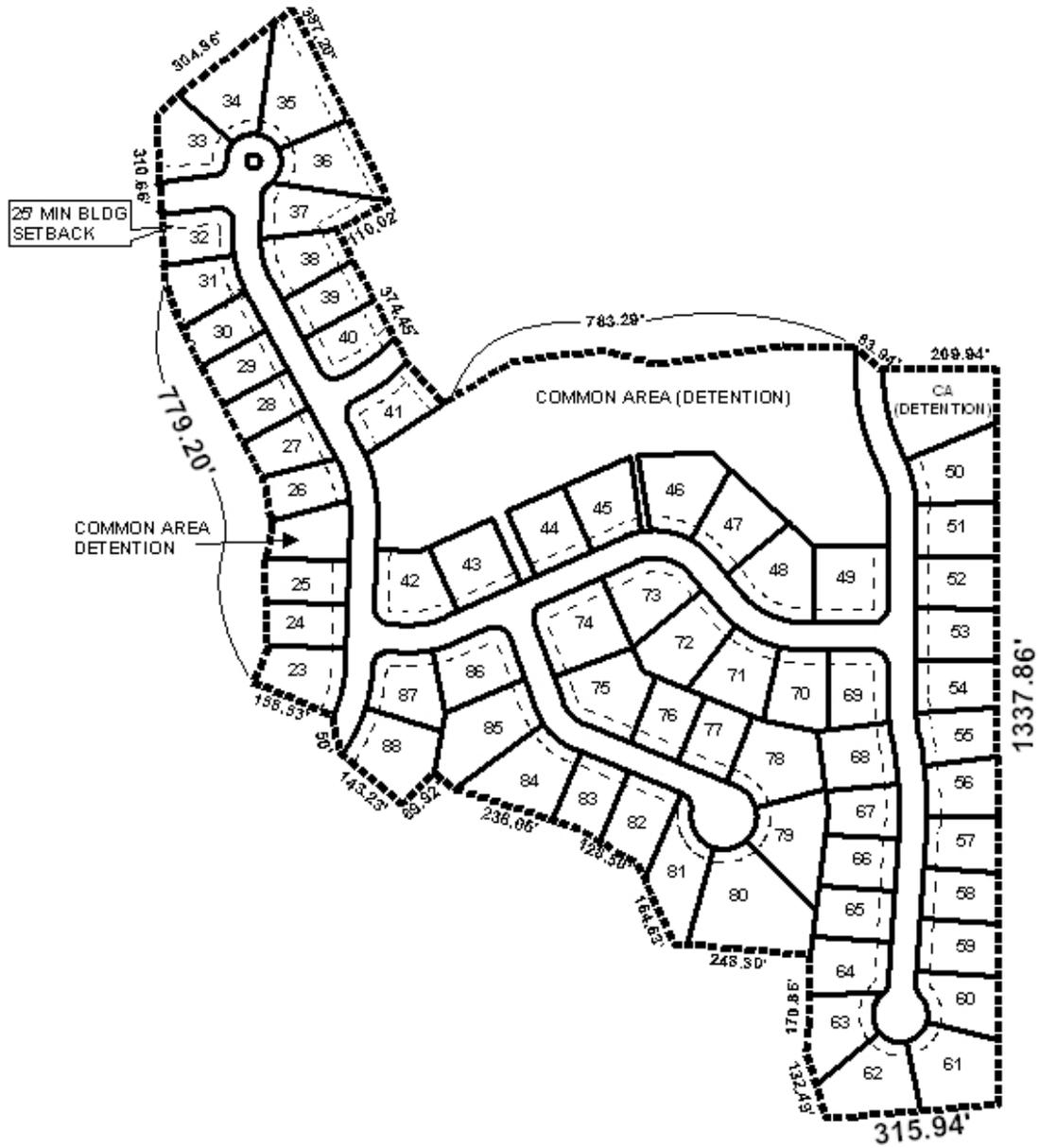
LEGEND

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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APPLICANT Hunter's Cove Subdivision, Unit Two, Phase Two

REQUEST Subdivision

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NTS