

HUNTER'S PARK SUBDIVISION, UNIT IV

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

The plat illustrates the proposed three-lot subdivision of a metes and bounds parcel, which is located on the East side of Dykes Road South, 3/10 mile± North of Airport Boulevard. The site is served by public water and sanitary sewer. The site fronts Dykes Road South, which has a 60-foot right-of-way.

The lots meet the minimum requirements of the Subdivision Regulations, but the site, adjoining several existing and proposed residential developments, presents some issues and opportunities regarding street connectivity.

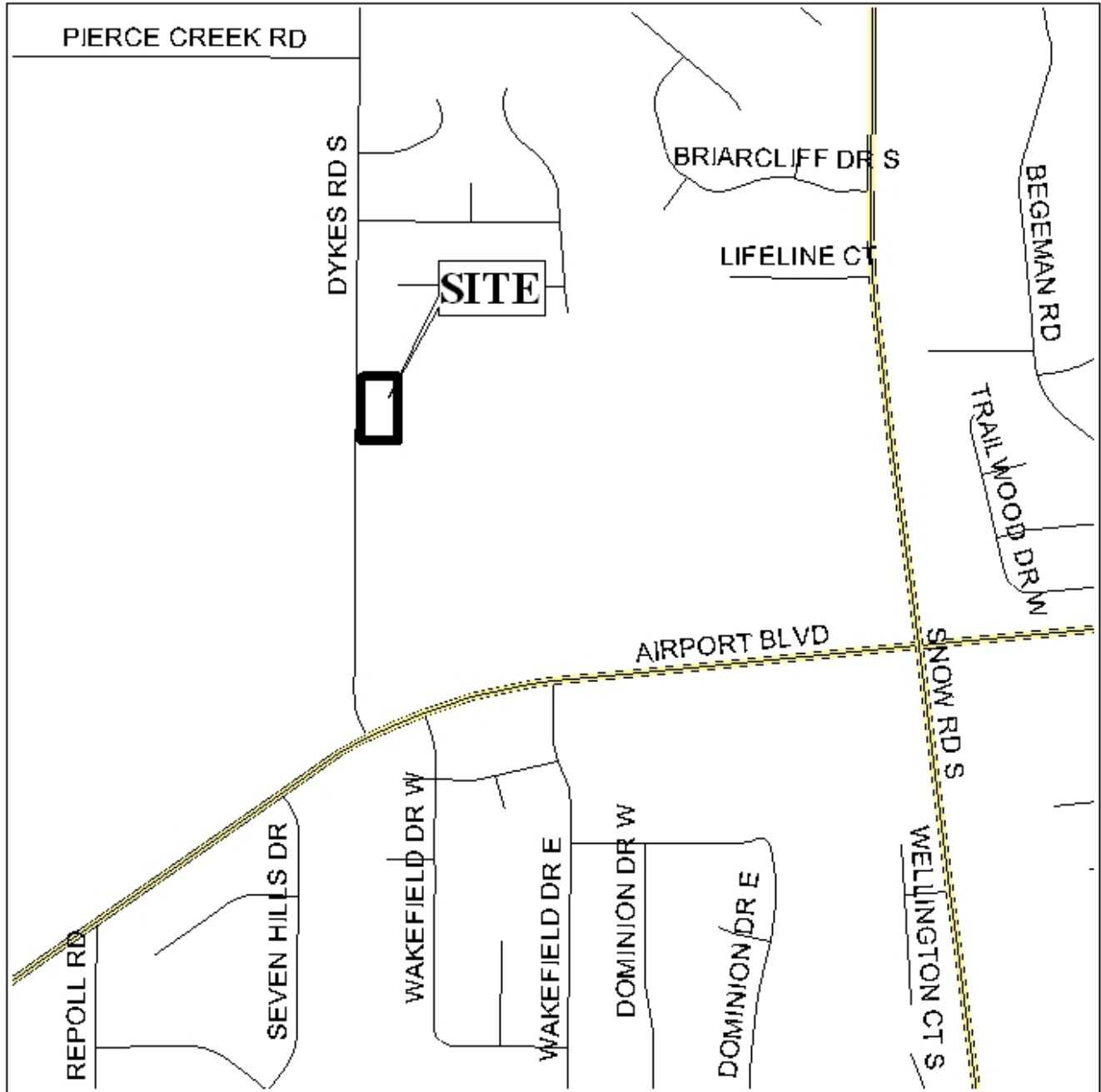
Directly East of the site is Unit V of Hunter's Park, a proposed 25-lot subdivision. Directly South of the site is Unit 1 of Hunter's Park (two lots, already recorded), which adjoins Unit III of Hunter's Park, an approved 14-lot subdivision. Directly North of the site is an existing subdivision (Summerlake) with over 80 lots. All of this together consists of over 200 existing and proposed lots, with a total of three outlets to Dykes Road South; most roads do or will terminate in cul-de-sacs.

Unit IV would prevent the proposed East-West street in Unit V from connecting to Dykes Road South, which is an undesirable outcome for the site. Minor street connections benefit neighborhoods by allowing dispersion of traffic, more access points for emergency vehicles, and more efficient distribution of roads and utilities; this site presents unusually good opportunities to increase the connectivity of existing and proposed neighborhoods.

The Unit V plat illustrates a stub North connecting to Summerlake and one West to Unit III. By extending the proposed East-West cul-de-sac to Dykes Road South through the subject property, traffic would be alleviated for adjoining streets in Hunter's Park and Summerlake, and the neighborhood would become more accessible by emergency vehicles.

Based on the preceding, it is recommended that this application be held over to the February 2nd meeting, to allow the applicant to coordinate the design of Unit IV with that of Unit V, to increase the connectivity of the streets. Revised materials should be received by January 23rd.

LOCATOR MAP



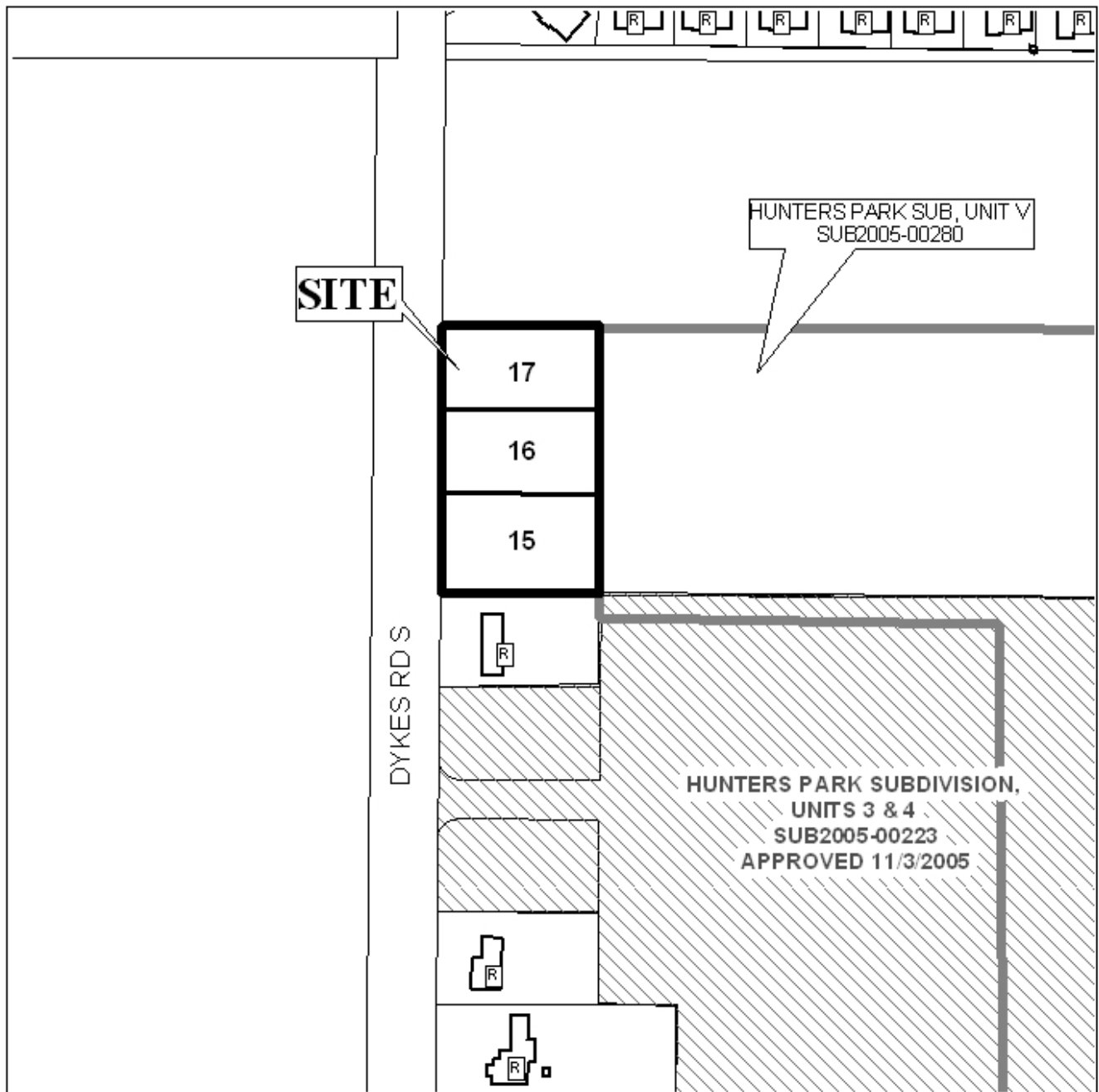
APPLICATION NUMBER 8 DATE January 19, 2006

APPLICANT Hunters Park Unit IV

REQUEST Subdivision



HUNTERS PARK SUBDIVISION, UNIT IV



APPLICATION NUMBER 8 DATE January 19, 2006

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

