

HUNTER'S COVE SUBDIVISION, UNIT ONE, PHASE TWO

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

The plat illustrates the proposed 35 lot, 9.45 ± acre subdivision which is located on the East terminus of Beretta Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 35-lot subdivision from a portion of one parcel. This application, along with agenda items #8 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 Beretta Drive, a minor street with adequate right-of-way. The site is bounded to the North by undeveloped land associated with agenda items #8 and 10, and to the West by undeveloped lots associated with previous phases of Hunter's Cove. East of the site is undeveloped land with frontage on Theodore Dawes Road West and Schillinger Road South, while South of the site are residences fronting onto Theodore Dawes Road West.

The preliminary plat depicts 35 lots, while the approved 2004 application shows the same area divided into 47 lots. This application increases the size of many of the proposed lots, thus reducing the total number. The proposed street layout remains the same as approved in 2004. Several lots, as proposed, will be less than the minimum required width of 60 feet, and one proposed lot will additionally be less than the required minimum lot size of 7,200 square feet. The original approval for the overall subdivision waived Section V.D.2. of the Subdivision Regulations due to the innovative design of the subdivision, thus a waiver for this application would be appropriate and in keeping with the original approval.

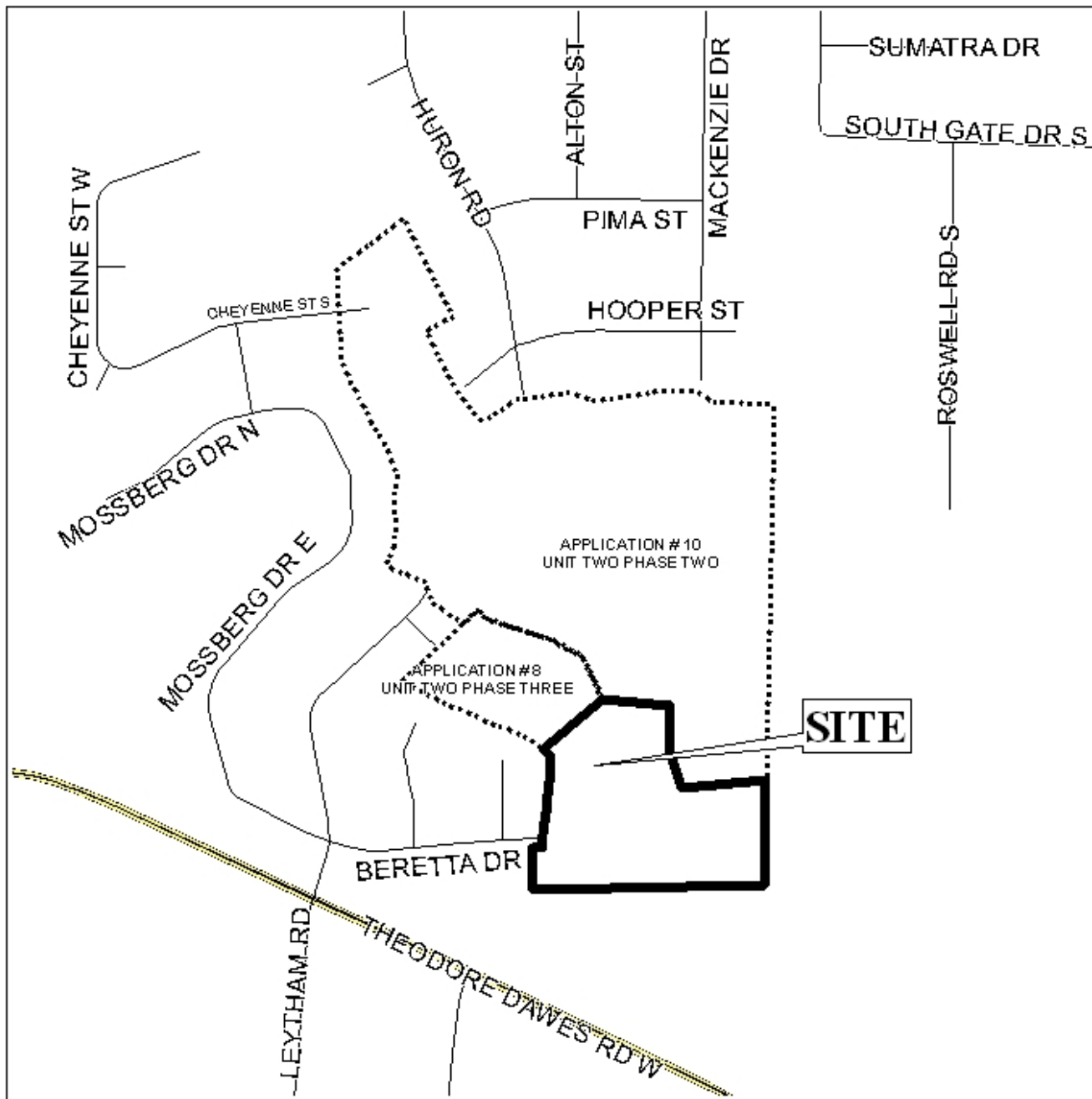
Three common areas are depicted and labeled on the preliminary plat, as is a note stating that maintenance of any common areas will be the responsibility of the development's property owners association: this note should also appear on the final plat, if approved.

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.

With a waiver of Section V.D.2., 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.

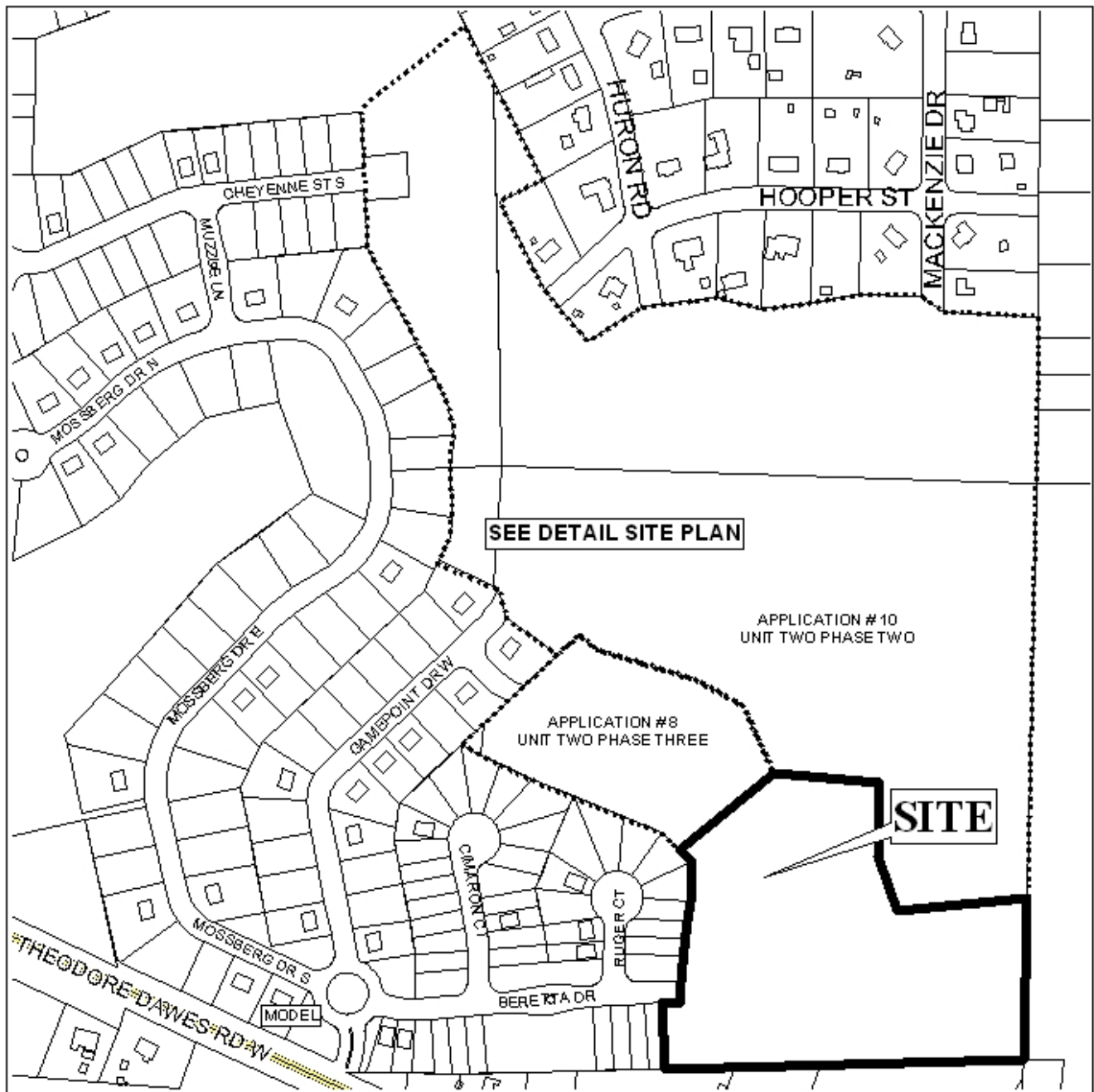
LOCATOR MAP



APPLICATION NUMBER 9 DATE June 15, 2006
 APPLICANT Hunter's Cove Subdivision, Unit One, Phase Two
 REQUEST Subdivision



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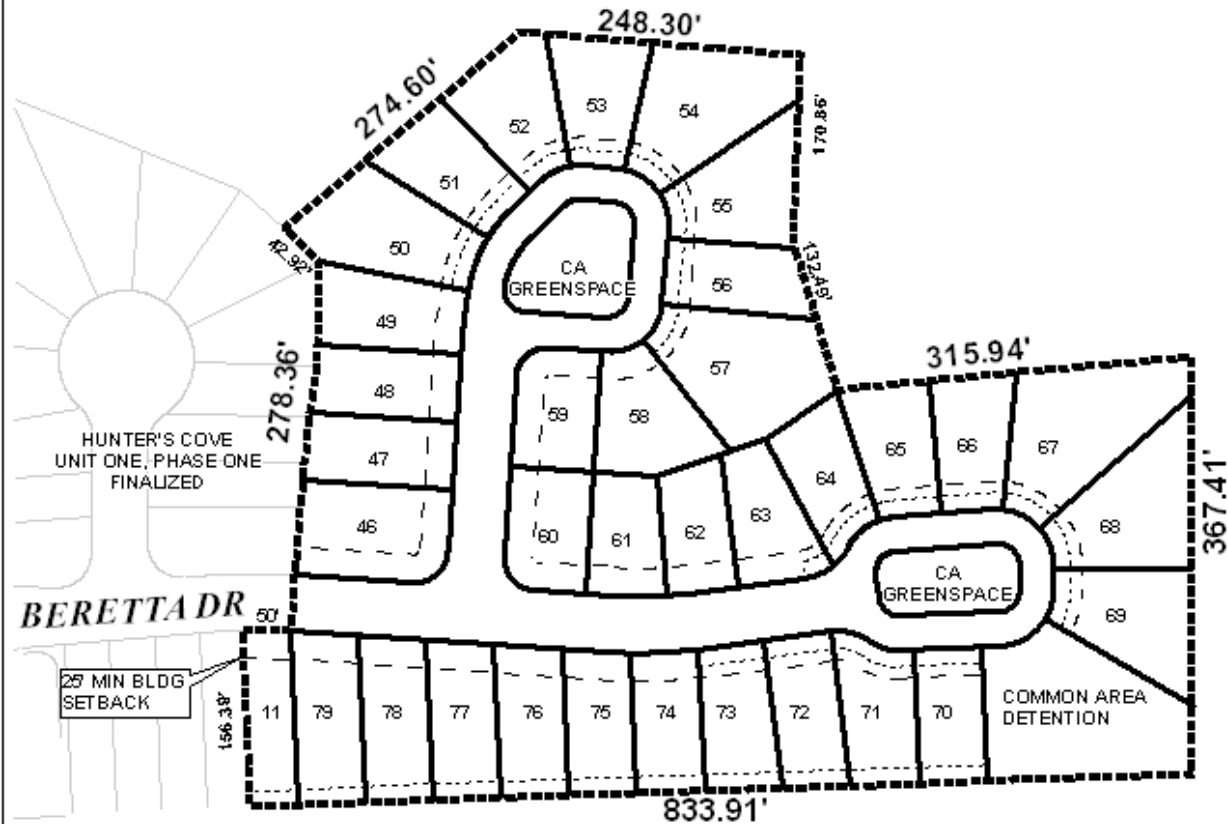
LEGEND

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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