

HUNTER'S PARK SUBDIVISION, UNIT V

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

The plat illustrates the proposed 25-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, 200'± East of Dykes Road South. 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.

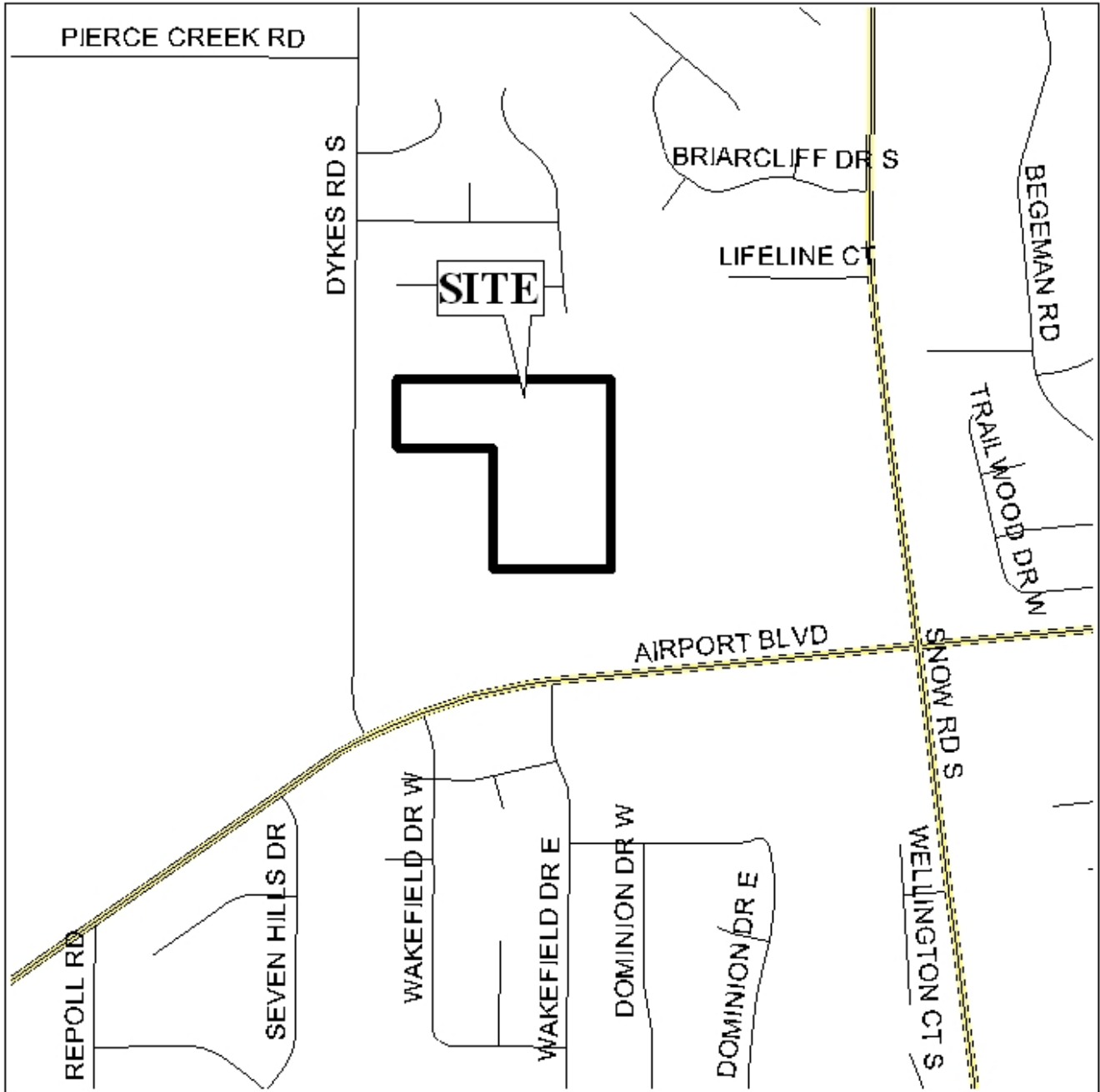
Directly West of the site are Unit 1 of Hunter's Park (two lots, already recorded); Unit III of Hunter's Park, an approved 14-lot subdivision; and Unit IV of Hunter's Park, a proposed three-lot subdivision. Directly North of the site is an existing subdivision (Summerlake) with over 80 lots. All of this 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 overall 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; Units IV and V present unusually good opportunities to increase the connectivity of existing and proposed neighborhoods.

The 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 Unit IV 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 V with that of Unit IV, to increase the connectivity of the streets. Revised materials should be received by January 23rd.

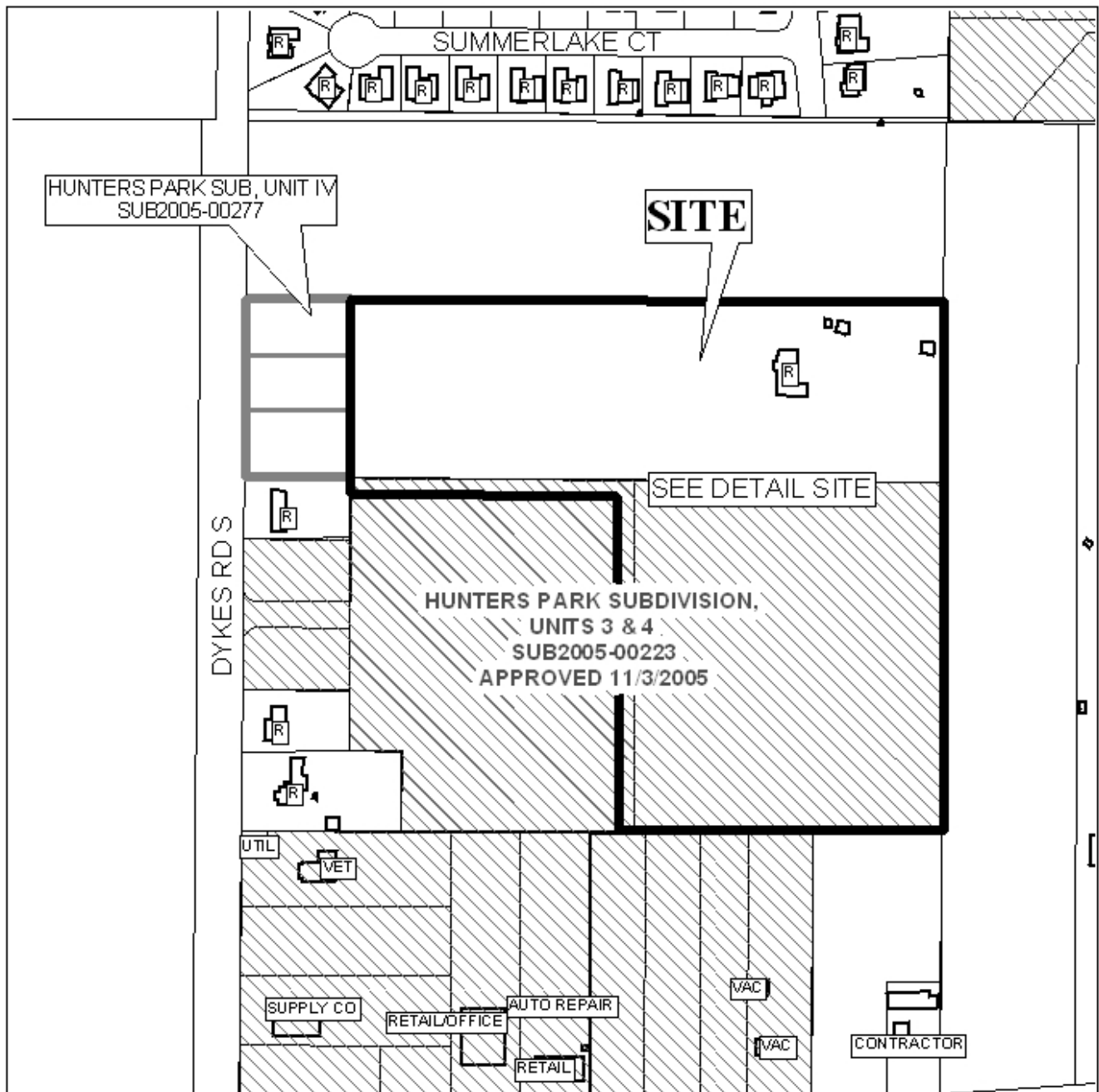
LOCATOR MAP



APPLICATION NUMBER 9 DATE January 19, 2006
APPLICANT Hunters Park Unit V
REQUEST Subdivision



HUNTERS PARK SUBDIVISION, UNIT V



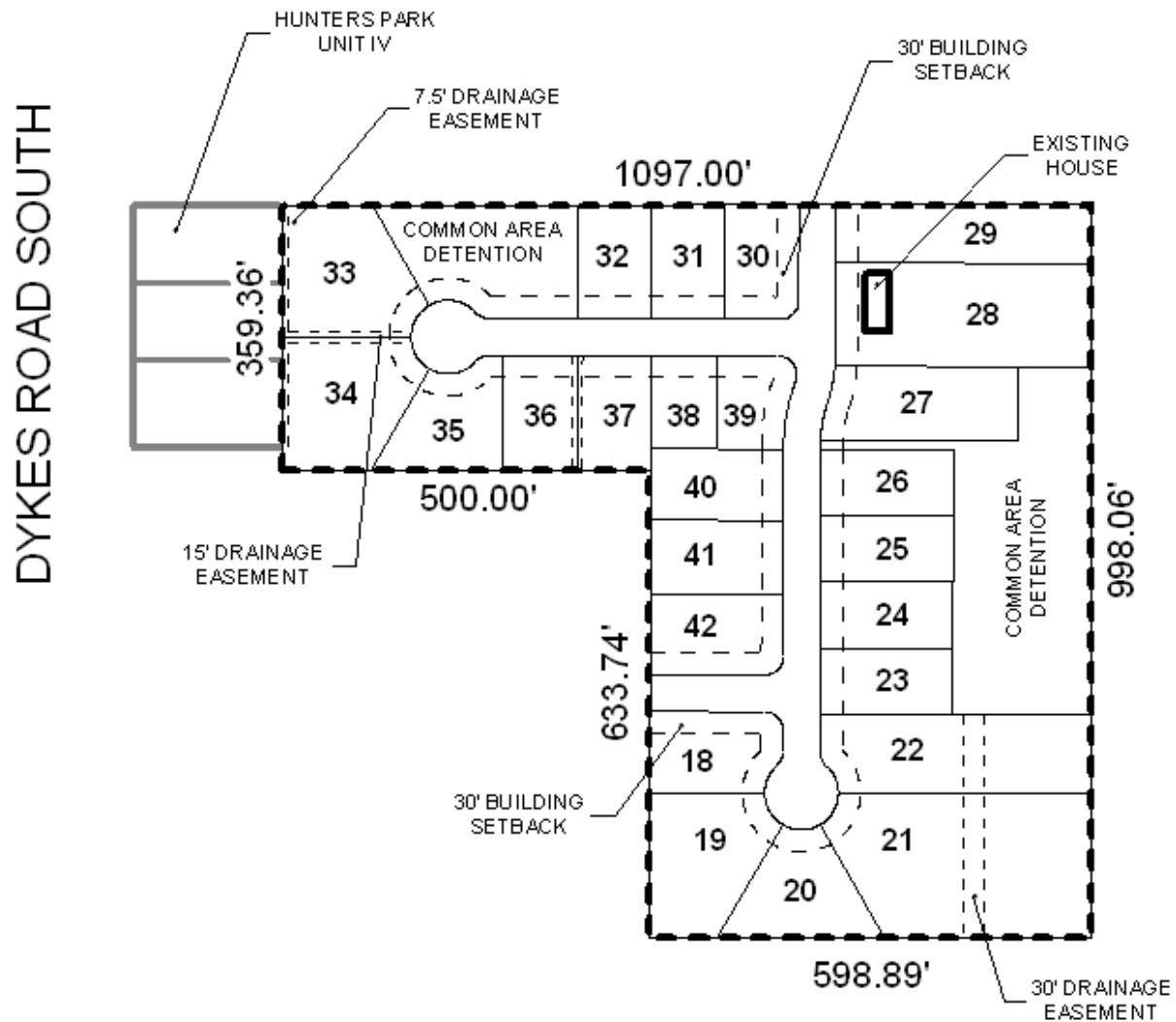
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LEGEND

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

N
NTS

DETAIL SITE PLAN



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