

HUNTER'S COVE SUBDIVISION, **UNIT FOUR, PHASE TWO**

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

MAWSS Comments: MAWSS has only sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity Assurance application is approved by Volkert Engineering, Inc.

Fire Department Comments: Certification by the engineer or surveyor that the subdivision layout and design complies with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, placed as a note on the final plat.

The plat illustrates the proposed 50-lot, 12.9± acre subdivision which is located on the East termini of Savage Loop and Cheyenne Street North, extending to the West terminus of Cheyenne Street and located within the Planning Jurisdiction and Police and Fire Jurisdiction. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 50-lot subdivision from a metes and bounds parcel. This application represents 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 North and Savage Loop, both minor streets with adequate right-of-way. The site is bounded to the North by undeveloped land associated with Hunter's Cove Planned Unit Development, to the West and South by developed lots associated with previous phases of Hunter's Cove. East of the site is developed residential property with frontage Huron Road.

The new roads for the site are to be dedicated and constructed to meet County Engineering Standards. Additionally, since Lots 54, 58 and 87 are corner lots; a note should be placed on the Final Plat stating that Lots 54, 58 and 87 are limited to one curb-cut each with the size, design and location to be determined by County Engineering.

The preliminary plat depicts 50-lots, while the approved 2004 application shows the same area divided into the same number of lots. The proposed street layout remains the same as approved in 2004. All lots, as proposed, will meet the minimum required width of 60 feet, the lots will range from the smallest (7,531 square feet) proposed lot to the largest (17,146 square feet) proposed lot will exceed 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; however, a waiver for this application would not be required.

One common area is 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.

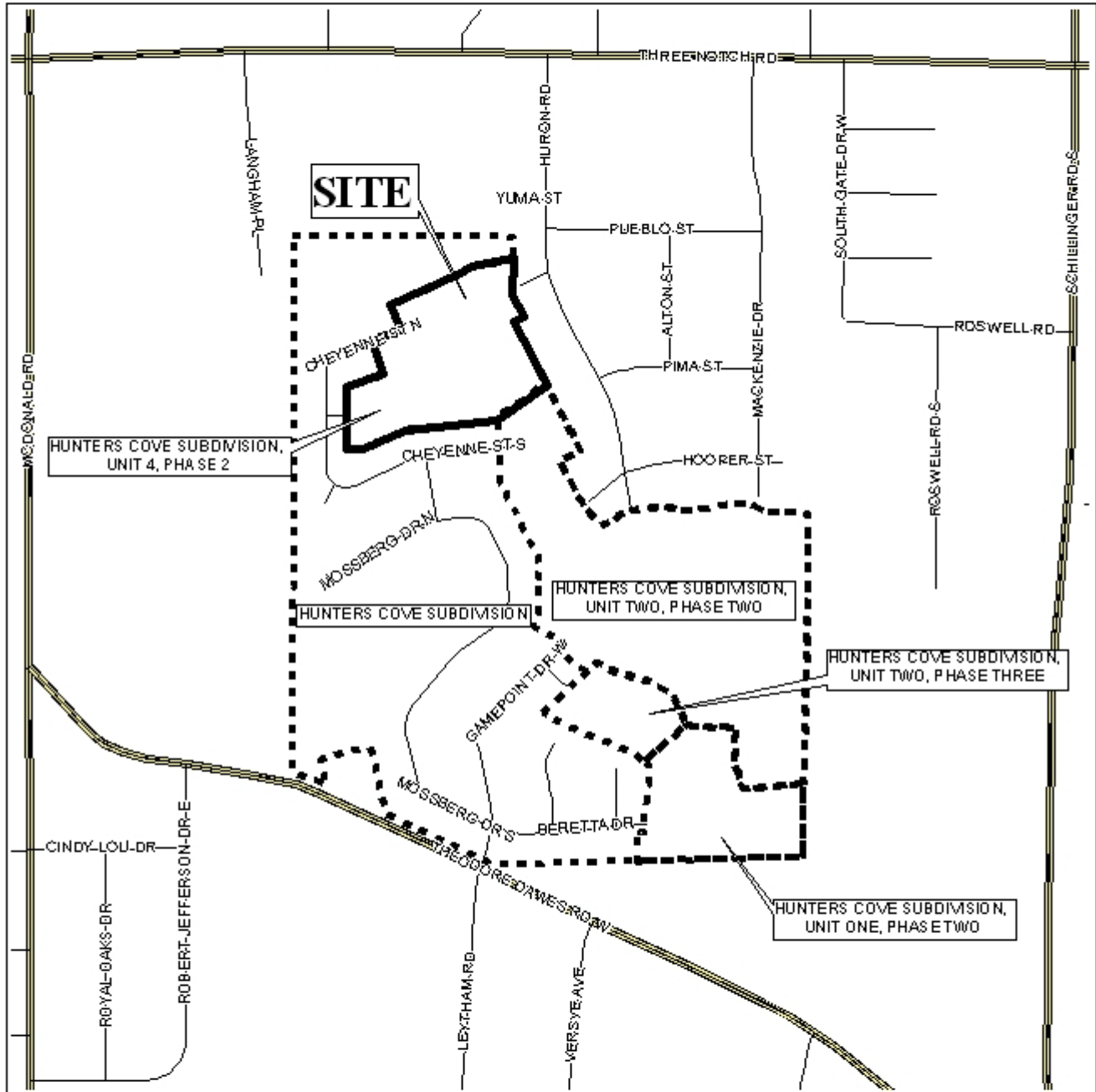
This site is located in Mobile County and labeled on the preliminary plat, a note stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations. This note should also be placed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

The site is in the unincorporated part of Mobile County; nevertheless, development should be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances. Submission of certification from a licensed engineer prior to signing of the Final Plat or commencing of any land disturbance activities certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits should be required. Certification should be submitted to the Planning Section of Urban Development and County Engineering.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) the placement of a note on the Final Plat stating that Lots 54, 58 and 87 are corner lots be limited to one curb cut with the size, design and location to be approved by County Engineering;
- 2) retaining of common area labeling, labeling of lot sizes and notes;
- 3) graphic depiction of all drainage and utility easements referenced in the "General Notes" section;
- 4) 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; and
- 5) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer prior to signing of the Final Plat or commencing of any land disturbance activities certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering.

LOCATOR MAP



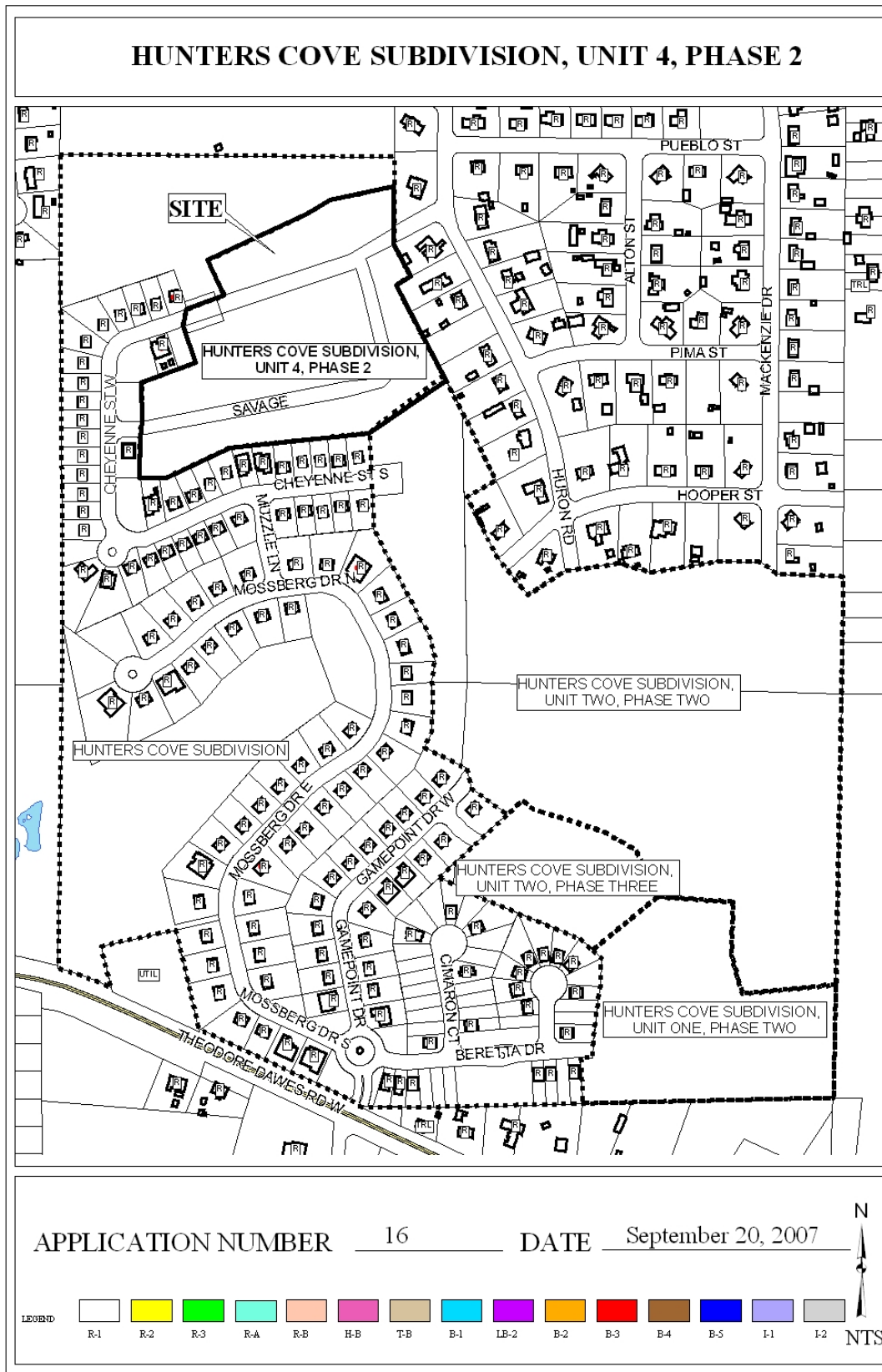
APPLICATION NUMBER 16 DATE September 20, 2007

APPLICANT Hunters Cove Subdivision, Unit 4, Phase 2

REQUEST Subdivision



NTS



DETAIL SITE PLAN



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