

HUNTER'S PARK UNIT IV

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 9.9± acre, 19 lot subdivision, which is located on the East side of Dykes Road, 230'± North of Hunter's Trace – within the planning jurisdiction. The site is served by public water and sanitary sewer facilities.

The purpose of this application is to create a 19 lot subdivision from a metes and bounds parcel.

The site fronts Dykes Road South, which has a 60' right-of-way. The subdivision involves the creation of new streets including a connection to an existing street stub from Hunters Park Unit III Part B to the South; all streets must be constructed and dedicated to County Engineering standards. As a means of access management, all lots, including corner lots should be limited to one curb cut each; and proposed lots 32 and 33 should be denied direct access to Dykes Road South.

Two common areas are shown on the plat, one of which (behind lots 23-25) would not have frontage on a public street or an access easement. Thus, the plat should be revised to illustrate provisions for accessing common areas, and a note should be placed on the final plat stating that the maintenance of all common areas will be the responsibility of the property owners.

Drainage and landscape easements are depicted on the plat; therefore, a note should be placed on the final plat stating that no construction will be allowed within these easements.

Furthermore, it appears that three bearings and associated measurements are missing toward the end of the legal description, which should be addressed prior to signing the final plat.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

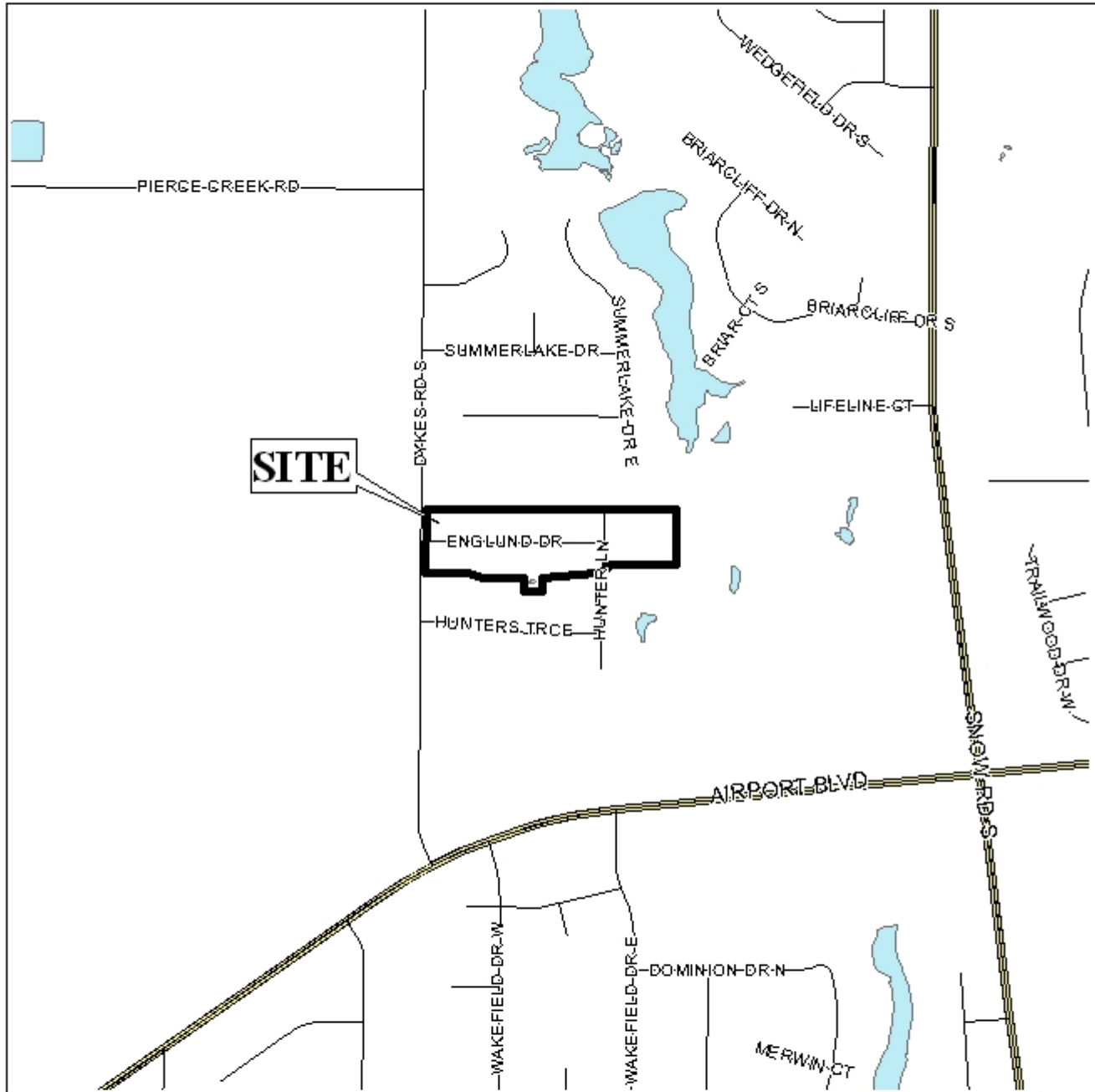
The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to signing the final plat.

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

- 1) the construction and dedication of the new streets to County Engineering standards and acceptance by County Engineering prior to signing the final plat;
- 2) placement of a note on the final plat stating that all lots, including corner lots, are limited to one curb cut each, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 3) placement of a note on the final plat stating that lots 32 and 33 are denied direct access to Dykes Road South;
- 4) revision of the final plat to include access provisions for all common areas;
- 5) placement of a note on the final plat stating that the maintenance of all common areas will be the responsibility of property owners;
- 6) placement of a note on the final plat stating that no construction is allowed within drainage and landscape easements;
- 7) revision of the final plat to reflect the corrected legal description;
- 8) placement of a note on the plat / site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 9) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 10) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to signing the final plat.

LOCATOR MAP



APPLICATION NUMBER 21 DATE February 7, 2008

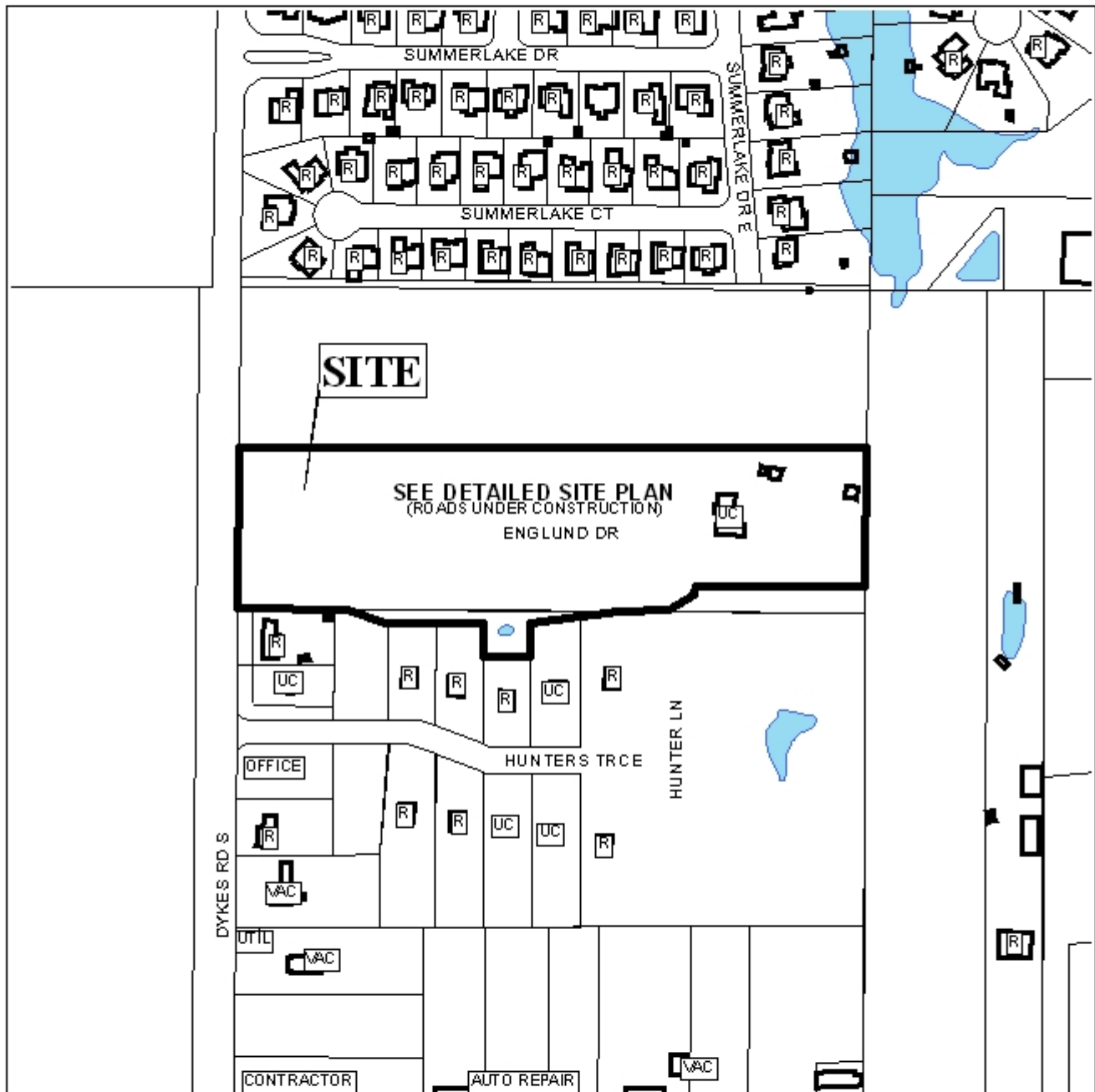
APPLICANT Hunter's Park Subdivision, Unit IV

REQUEST Subdivision



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HUNTER'S PARK SUBDIVISION, UNIT IV



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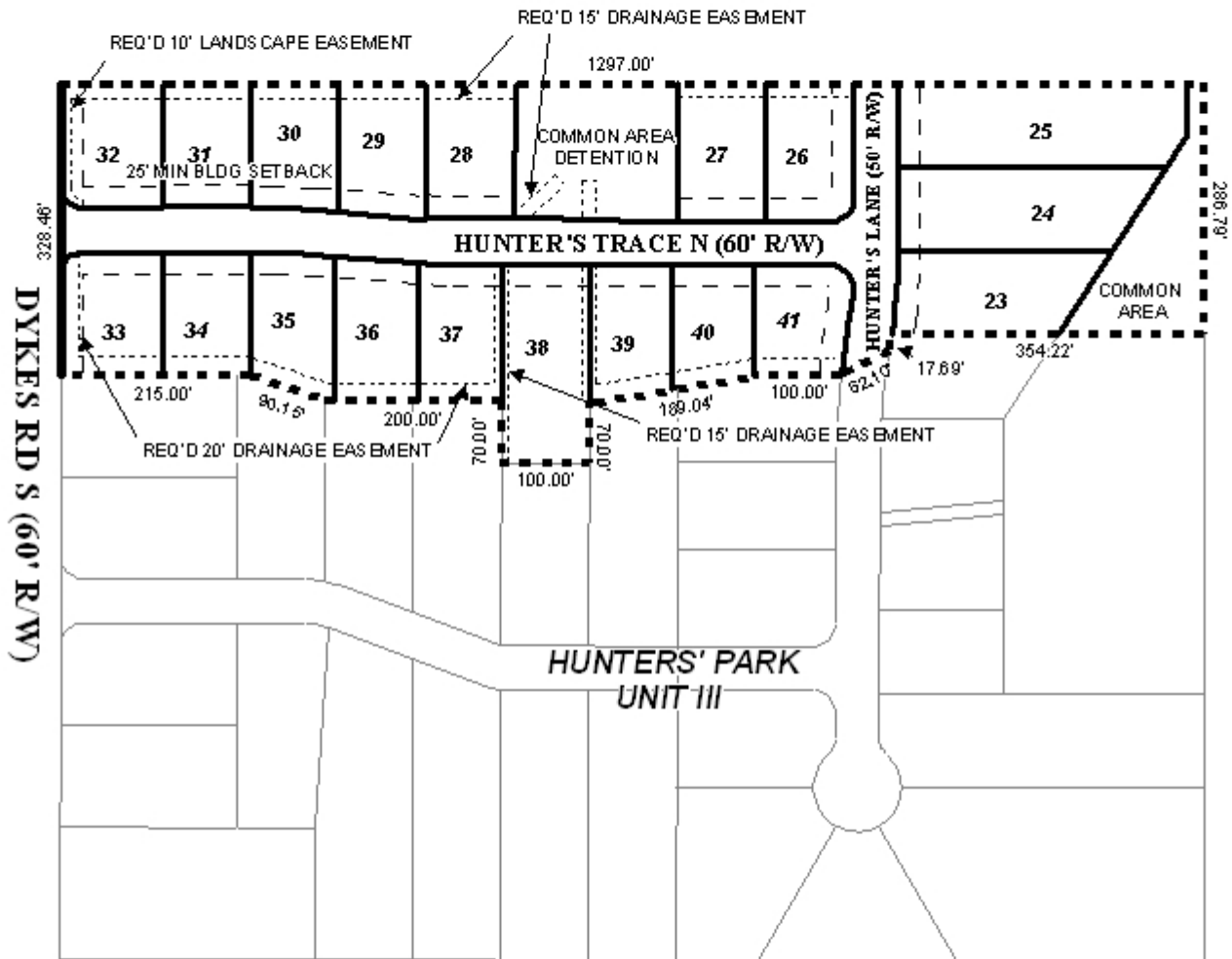
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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DETAIL SITE PLAN



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