

HUNT SUDIVISION

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.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWWS Comments: MAWSS has **No** water or sewer services available.

The preliminary plat illustrates the proposed 1-lot, 0.9 ± acre subdivision which is located on the West side of Dees Road, 120' ± South of D K Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and private septic systems.

The purpose of this application is to create 1 legal lot of record from a portion of an existing large metes-and-bounds parcel. The site in question was recently purchased from the owner of the large metes-and-bounds parcel.

It is important to note that the metes-and-bounds parcel, from which the proposed Lot 1 was purchased, was included as Future Development in Winston's Dees Road Subdivision, approved by the Planning Commission in 2009. A condition of approval for that subdivision stated:

(...there is to be no further subdivision of Lot 1 or parent parcel R023706230000033 on either side of Dees Road until Dees Road is paved to County standards from Roush Road to the South terminus of any proposed frontage along Dees Road.)

Dees Road has yet to be paved since the 2009 request, and as Mobile County Engineering has no short-term plans to pave Dees Road, the above condition would still stand.

It should also be pointed out that it appears that the proposed subdivision includes two structures utilized by the adjacent property owner to the North located at 8747 D K Road. This is evident through aerial imagery which shows the two existing structures located on the proposed Lot 1.

In accordance with the Subdivision Regulations, the proposed lot is compliant with the minimum size requirements. The 25' minimum building setback line and lot size information is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

The proposed lot fronts Dees Road, an unpaved minor street with a compliant 60' right-of-way and therefore, no dedication will be required. As a means of access management, a note should be placed on the Final Plat limiting the proposed Lot 1 to one curb-cut to Dees Road, with the

size, location, and design to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. This note should appear on the Final Plat, if approved.

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. A note should appear on the Final Plat, if approved.

The application is recommended for Denial due to the following reason:

- 1) As a condition of approval for Winston's Dees Road Subdivision, the metes-and-bounds parcel, from which the proposed Lot 1 was purchased, shall not be subdivided until Dees Road is paved to Mobile County standards from Roush Road to the South lot line of the proposed Lot 1.

Revised for the December 5, 2013 meeting:

The application was heldover at the November 7, 2013 meeting to allow staff to develop conditions of approval.

The staff stands by its previous recommendation of denial; however, the following approved conditions have been prepared as requested:

- 1) *No future subdivision of Lot 1 or parent parcel R023706230000033 on either side of Dees Road until Dees Road is paved to County standards from Roush Road to the South terminus of any proposed frontage along Dees Road.);*
- 2) *Retention of the 25' minimum building setback line and lot size information on the Final Plat;*
- 3) *Placement of a note on the Final Plat stating that Lot 1 is limited to one curb-cut to Dees Road, with the size, location, and design to be approved by Mobile County Engineering and conform to AASHTO standards;*
- 4) *Placement of a note on the Final Plat stating: (This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);*
- 5) *Compliance with 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.); and*

- 6) *Compliance with Fire-Rescue Department Comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.).*

LOCATOR MAP



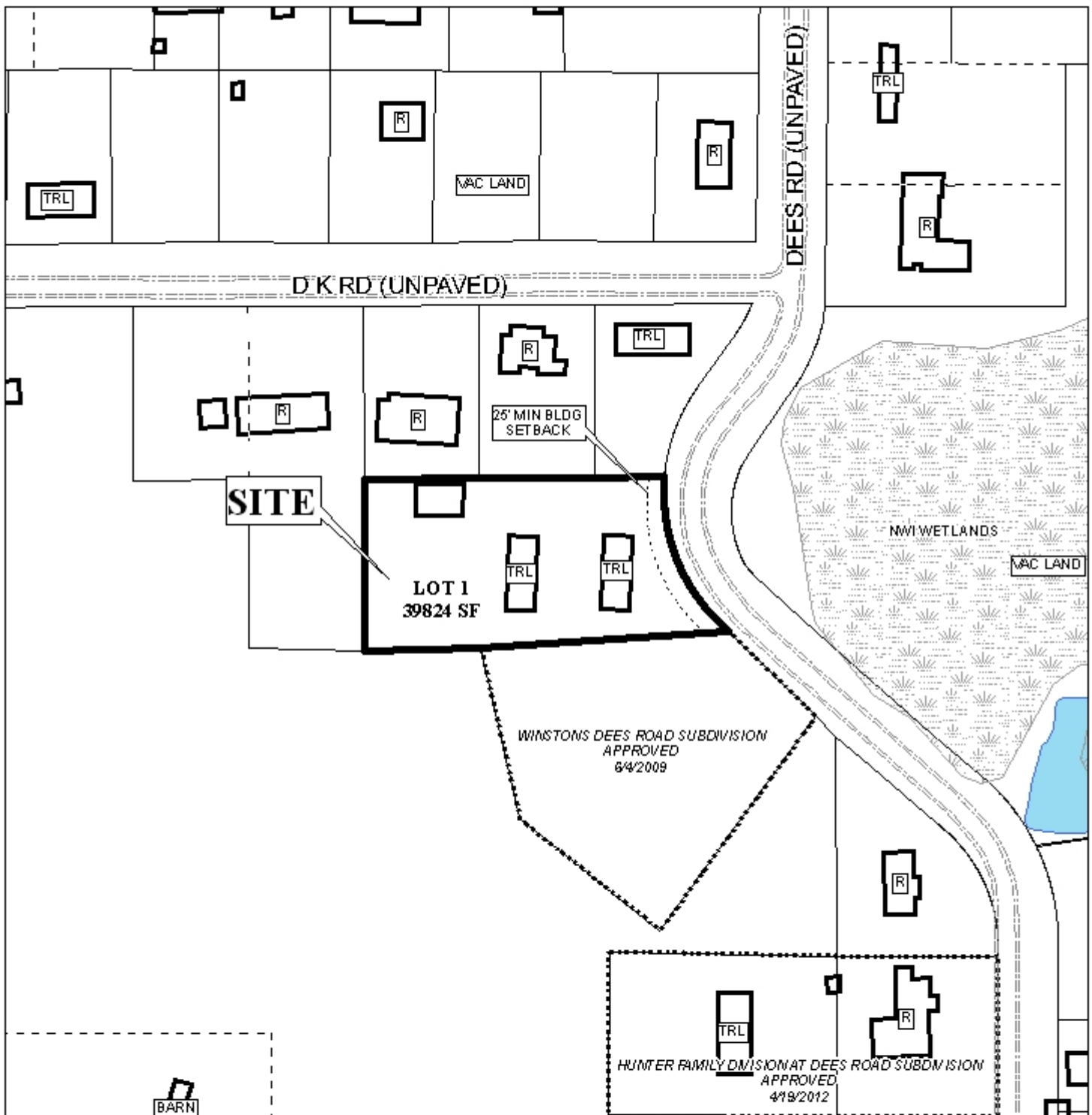
APPLICATION NUMBER 4 DATE December 5, 2013

APPLICANT Hunt Subdivision

REQUEST Subdivision



HUNT SUBDIVISION



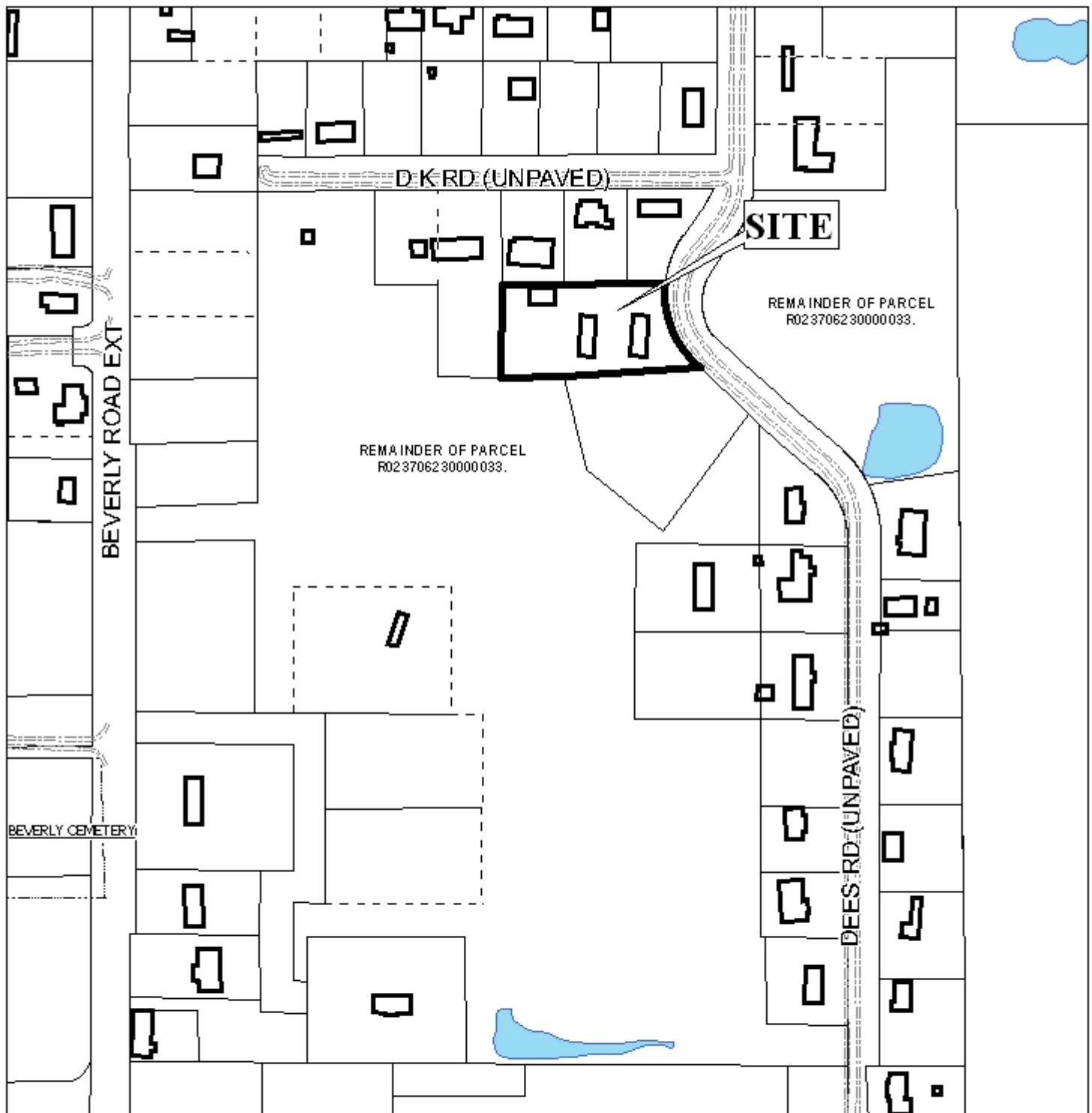
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	EB-2	B-2	B-3	B-4	B-5	I-1

N
NTS

HUNT SUBDIVISION PARCEL MAP



APPLICATION NUMBER 4 DATE December 5, 2013



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