

HERITAGE AUTO SUBDIVISION

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 2-lot, 15.7 ± acre subdivision which is located on the West side of Newman Road, 90' ± South of Yancey Glen Drive. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and private septic systems.

The intent of this application is to create 2 legal lots of record from two metes-and-bounds parcels. It should be noted that both proposed lots are irregular in shape; however, the proposed Lot 2 appears to be a Flag Lot, and the applicant has not provided justification for the creation of a Flag Lot. The Subdivision Regulations govern lot character, and Flag Lots may be permitted by the Planning Commission if in accordance with Section V.D.1. A waiver of Section V.D.1. would be required if the Planning Commission were to approve the request.

In accordance with the Subdivision Regulations, both proposed lots are compliant with the minimum size requirements; however, the proposed Lot 2 would require a waiver of Section V.D.3. for approval due to its depth-to-width ratio. Also, due to the limited frontage provided, a future subdivision of Lot 2 should be prohibited until additional frontage on a public or private street is provided. A note regarding this requirement should be placed on the Final Plat, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat but should be revised for Lot 2 and depicted as a box where the "Flag" meets the "Pole" of the lot, and retained elsewhere on the Final Plat if approved.

The proposed subdivision has frontage along Newman Road, a minor street which does not have curb or gutter. The existing right-of-way is compliant and as a result, no dedication is required.

The site has one existing curb-cut which serves as ingress/egress for Lot 2. As a means of access management, if approved, a note should be placed on the Final Plat stating that Lot 2 should be limited to the existing curb-cut and Lot 1 should be limited to one curb-cut along Newman Road with the size, design and location of the new curb-cut for Lot 1 along with any changes to the

existing curb-cut for Lot 2 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. It appears that a portion of the proposed Lot 2 is already commercially developed and as a result, a buffer should be provided where the proposed lot abuts residentially developed property. Notes and illustration regarding these requirements should appear on the Final Plat if approved.

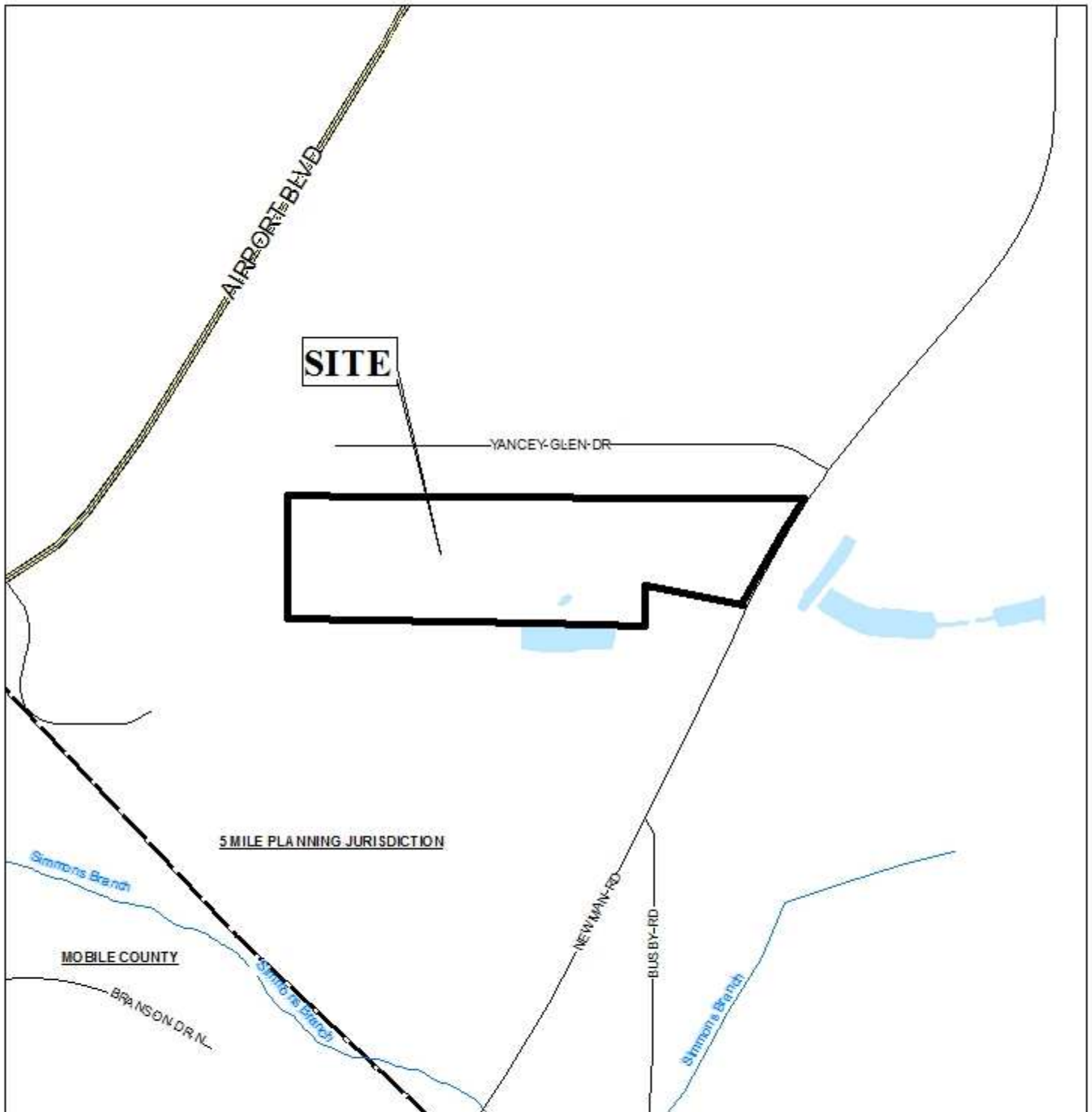
GIS data indicates the presence of wetlands on a portion of the site. The presence of wetlands would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities. A note regarding these requirements 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. If approved, a note should appear on the Final Plat to reflect this requirement.

Based on the preceding, the application is recommended for denial for the following reasons:

- 1) The applicant has not provided justification for the creation of a Flag Lot, per Section V.D.1. of the Subdivision Regulations; and
- 2) The proposed subdivision will create a lot which does not comply with Section V.D.3. of the Subdivision Regulations

LOCATOR MAP



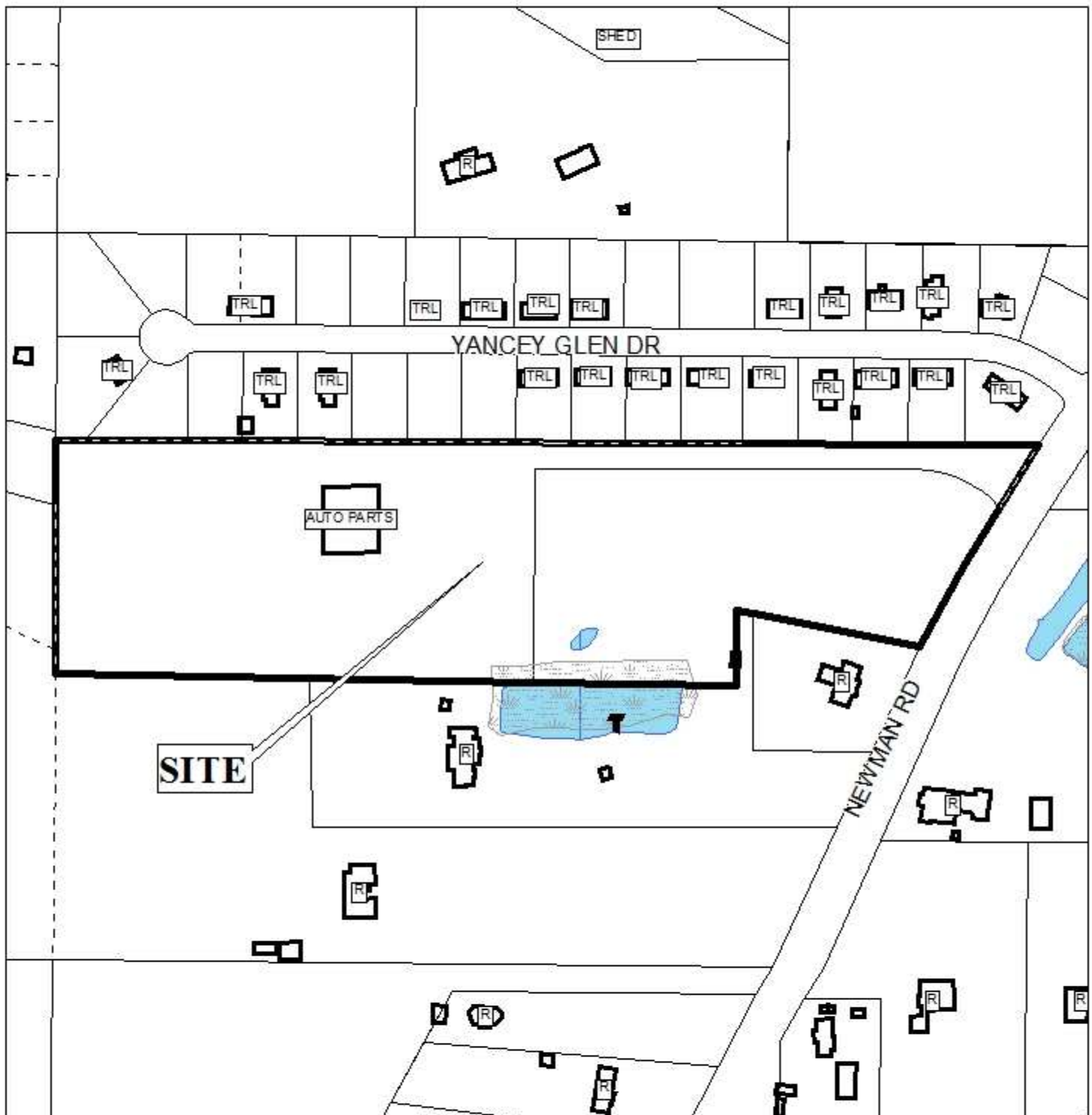
APPLICATION NUMBER 18 DATE October 3, 2013

APPLICANT Heritage Auto Subdivision

REQUEST Subdivision



HERITAGE AUTO SUBDIVISION



APPLICATION NUMBER 18 DATE October 3, 2013

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



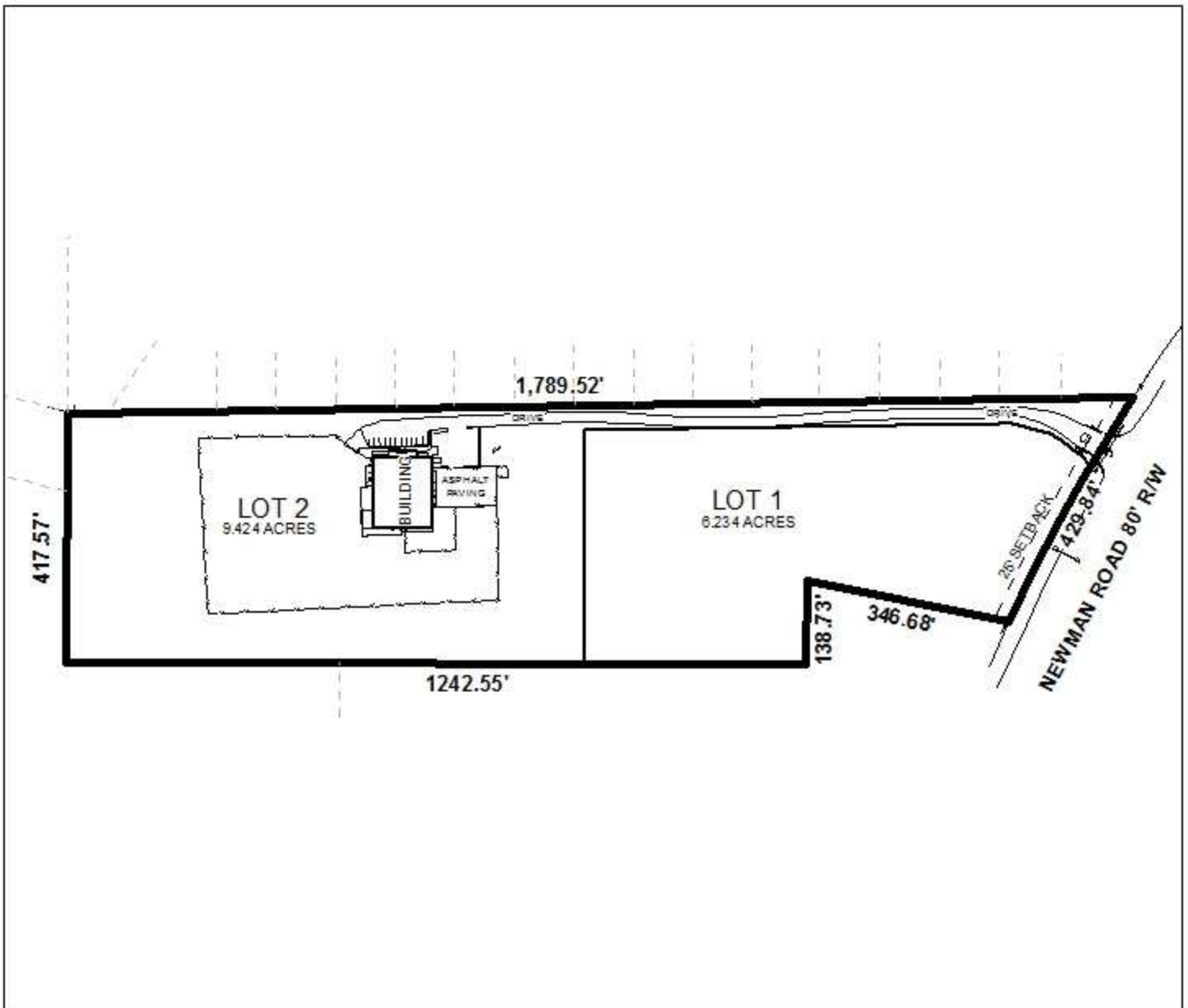
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SITE PLAN



The site plan illustrates Lot 1, and 2, the setback, and the existing building.

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