

ISLAND FARMS SUBDIVISION, **A RESUBDIVISION OF LOTS 1, 2, & 3**

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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

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.

2009 International Fire Code Appendix D Fire Apparatus Access Roads

Section D107 One- or Two-Family Residential Developments

DI07.1 One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

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

The plat illustrates the proposed 2-lot, 2.2± acre subdivision which is located at Southeast corner of Dauphin Island Parkway and Island Road, extending to the Northeast corner of Dauphin Island Parkway and Ila Drive, within the planning jurisdiction. The applicant states that the subdivision is served by county water and sewer.

The proposed lot sizes are provided in acres, and would exceed the minimum required lot size in Section V.D.2. of the Subdivision Regulations. This information should be provided in square feet and acres on the Final Plat, if approved.

The site is located on Dauphin Island Parkway, a proposed major street that is illustrated as having an 80' right-of-way; a right-of-way width of 100 feet is required, however an additional 10 feet of setback to the minimum building setback line, rather than dedication, would be in keeping with recent Subdivision approvals within the vicinity. The site also has frontages on Island Road and Ila Road, both minor roads without curb and gutter. Island Road is illustrated as having a compliant right-of-way of 60', making no dedications necessary. Ila Road is illustrated as having a right-of-way of 50', making dedication to provide 30' from the centerline necessary.

Furthermore, dedication of the corner radii at Dauphin Island Parkway and Island Road per Section V.D.6. of the Subdivision Regulations should be required.

The 25-foot minimum building setback is not illustrated on the preliminary plat. If approved, the setback should be illustrated along all frontages on the Final Plat, and include the additional 10 feet setback along Dauphin Island Parkway.

The applicant submitted a site plan illustrating a development on the proposed Lot 1. On the site plan submitted, a proposed curb cut is illustrated on Island Road. Due to the fact that Island Road and Ila Road are primarily residential streets, both lots should be limited to one curb cut each to Dauphin Island Parkway, with the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards

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 reflecting this requirement should appear on the Final Plat.

This site is located in the County, thus 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. The note regarding this requirement should also appear on the Final Plat, if approved.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“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.”* should be placed on the Final Plat.

Based upon the preceding, this application is recommended tentative approval, subject to the following conditions:

- 1) provision of an additional minimum building setback line of 10 feet to allow for a future right-of-way width of 50' from the centerline of Dauphin Island Parkway;
- 2) dedication to provide 30' from the centerline of Ila Road;
- 3) dedication of the corner radii at Dauphin Island Parkway and Island Road per Section V.D.6. of the Subdivision Regulations
- 4) illustration of the 25-foot minimum building setback line along all frontages, as required by Section V.D.9. of the Subdivision Regulations, to include the additional 10 feet setback along Dauphin Island Parkway;
- 5) placement of a note on the Final Plat limiting each lot to one curb cut to Dauphin Island Parkway with the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards;

- 6) retention of the lot area size, in square feet, or provision of a table on the Final Plat with the same information;
- 7) 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.8. of the Subdivision Regulations;
- 8) placement of a note on the Final Plat to comply with the City of Mobile storm water and flood control ordinances (*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
- 9) placement of a note on the Final Plat 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.

LOCATOR MAP



APPLICATION NUMBER 6 DATE November 20, 2014
APPLICANT Island Farms Subdivision, A Resubdivision of Lots 1, 2 & 3
REQUEST Subdivision



ISLAND FARMS SUBDIVISION, A RESUBDIVISION OF LOTS 1, 2 & 3



APPLICATION NUMBER 6 DATE November 20, 2014

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



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