

ISLAND ROAD 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: No comments.

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.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

The plat illustrates the proposed 2 lot, 0.7± acre subdivision located on the South side of Island Road, 362'± West of Bay Road. The applicant states that the subdivision is served by public water and sanitary services.

The purpose of this application is to create two legal lots from a metes-and-bounds parcel .

The City of Mobile GIS mapping system indicates a possible building encroachment from the property to the East of the subject site; however, the applicant's surveyor has submitted a letter stating that there is actually no encroachment, but a database error in the location of structures.

The site fronts on Island Road, a minor street with adequate 60' right-of-way. As a means of access management, a note should be required on the final plat stating that each lot is limited to one curb cut to Island Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

The plat indicates the 25' minimum building setback line along Island Road and this should also be shown on the final plat. The lots are not labeled with their sizes; therefore, the plat should be revised to label each lot with its size in square feet and acres, or a table should be furnished on the plat providing the same information.

According to Section V.D.3 of the Subdivision Regulations, the maximum depth of any lots shall not be more than 3.5 times the width of the lot at the building setback line. While the proposed lots will slightly exceed this ratio, long, narrow lots are common to the area and a waiver of Section V.D.3. would be required and appropriate.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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 be placed 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.

With a waiver of Section V.D.3., the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one curb cut to Island Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 2) illustration of the 25' minimum building setback line along Island Road;
- 3) labeling of each lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;
- 4) placement of a note on the final plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 5) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 6) 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.

LOCATOR MAP



APPLICATION NUMBER 11 DATE November 6, 2008

APPLICANT Island Road Subdivision

REQUEST Subdivision



ISLAND ROAD SUBDIVISION



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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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