OLE FOWL RIVER SUBDIVISION, RESUBDIVISION OF LOT A

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: MAWSS has NO water or sewer services available.

The plat illustrates the proposed 3 lot, 23.1 ± acre subdivision which is located at the Southwest corner of Salt Aire Road and Salt Aire Road East, extending to Mobile Bay. The site is located in the Planning Jurisdiction and the applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to create 3 legal lots of record from 1 existing legal lot of record.

This site was most recently approved by the Planning Commission at its October 17, 2013 meeting as a 4-lot subdivision. The applicant now wishes to resubdivide one of the existing legal lots to create 3 separate lots.

The proposed lots are unusually shaped, include flag-lot characteristics, and appear to exceed the recommended width to depth ratio of the Subdivision Regulations. There are, however, extensive wetlands in the area and frontage on Mobile Bay, and other lots in the vicinity exceed the width to depth ratio. Thus, a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations will be required, if approved.

The proposed lots front Salt Aire Road and Salt Aire Road East both minor streets with rights-of-way of 80 feet in width, thus no dedication will be required.

As a means of access management, Lots 1 and 2 should be limited to one curb-cut each to Salt Aire Road East with the size, design, and location of the curb-cuts to be approved by Mobile County Engineering. Lot 3 should be limited to a total of two curb-cuts, one curb-cut to Salt Aire Road and one curb-cut to Salt Aire Road East with the size, location, and design of all curb-cuts to be approved by Mobile County Engineering, and conform to AASHTO standards.

It should be pointed out, due to the flag-lot characteristics a note should be placed on the Final Plat stating no future subdivision should be allowed until adequate frontage is provide for Lots 1 and 2.

The 25-foot minimum building setback is depicted along the proposed Lot 3. However, the 25-foot minimum building setback lines are not depicted along Lots 1 and 2. The plat should be revised to depict 25-foot minimum building setback lines for all 3 lots.

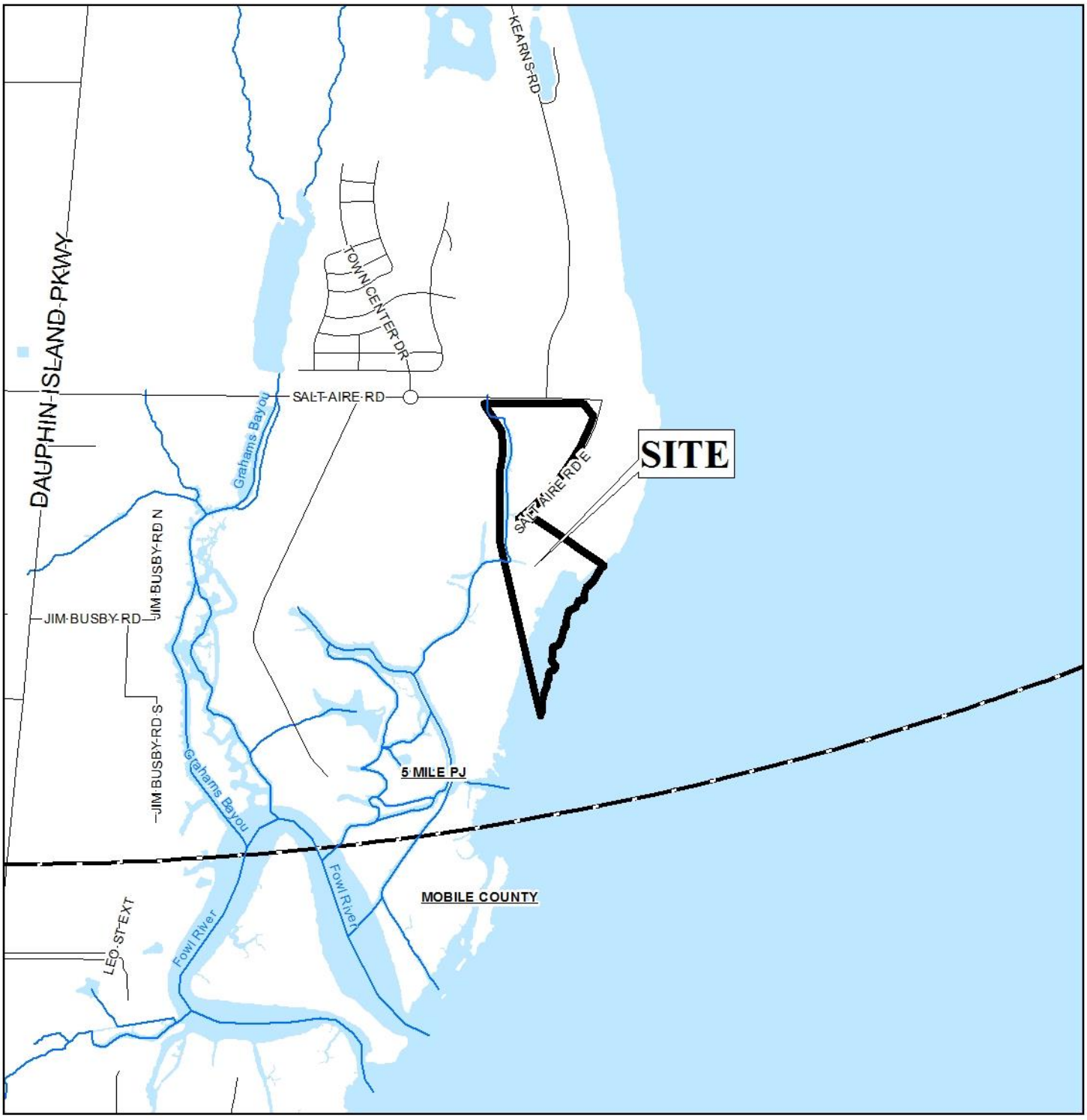
The lot sizes in both square feet and acres are depicted on the preliminary plat and should be retained on the Final Plat, if approved.

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. A note regarding this requirement should appear on the Final Plat.

Based on the preceding, and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

1) depiction and labeling of all 25-foot minimum building setback lines;
2) retention of the lot sizes in square feet and acres;
3) placement of a note on the Final Plat stating Lots 1 and 2 should be limited to one curb-cut each to Salt Aire Road East with the size, design, and location of the curb-cuts to be approved by Mobile County Engineering;
4) placement of a note on the Final Plat stating no future subdivision should be allowed until adequate frontage is provide for Lots 1 and 2;
5) placement of a note on the Final Plat stating Lot 3 should be limited to a total of two curb-cuts, one curb-cut to Salt Aire Road and one curb-cut to Salt Aire Road East with the size, location, and design of all curb-cuts to be approved by Mobile County Engineering, and conform to AASHTO standard;
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.8. of the Subdivision Regulation;
7) placement of a note on the plat 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. 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."*; and
8) compliance with Fire comments *"All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)."*

LOCATOR MAP



APPLICATION NUMBER 8 DATE January 7, 2016

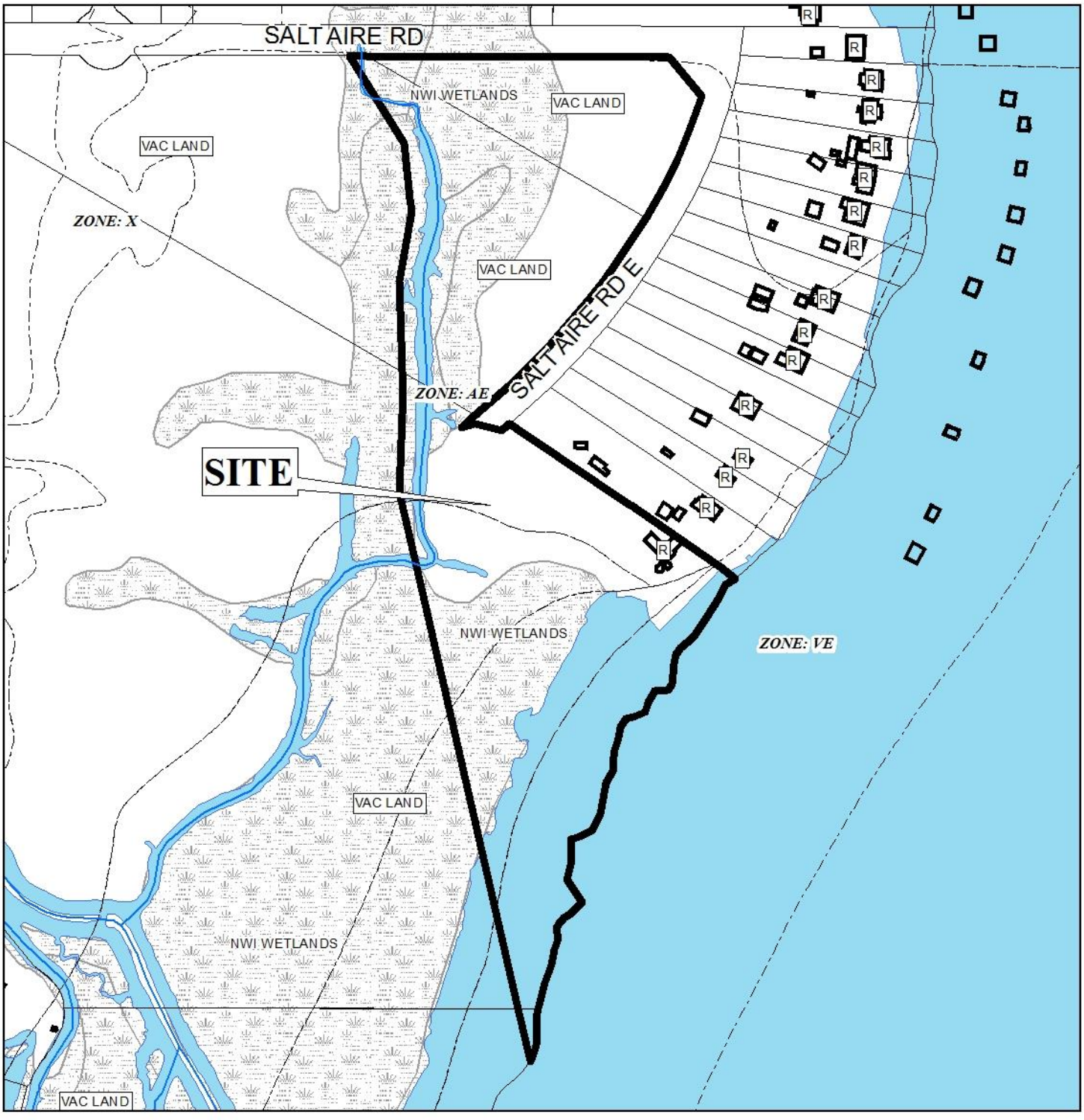
APPLICANT Ole Fowl River Subdivision, Resubdivision of Lot A

REQUEST Subdivision

N

NTS

OLE FOWL RIVER SUBDIVISION, RESUBDIVISION OF LOT A



APPLICATION NUMBER 8 DATE January 7, 2016

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	

N

NTS

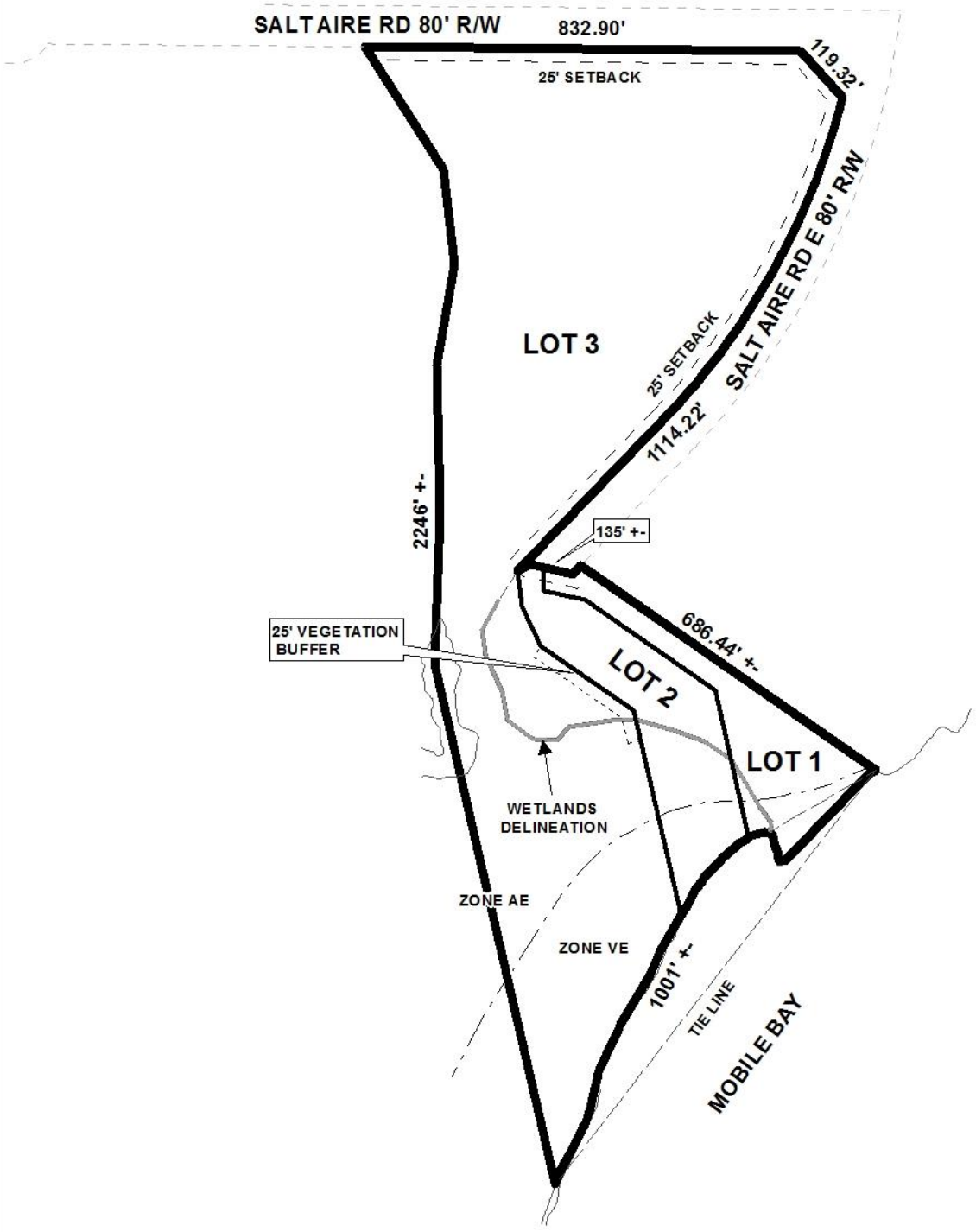
OLE FOWL RIVER SUBDIVISION, RESUBDIVISION OF LOT A

APPLICATION NUMBER 8 DATE January 7, 2016

N

NTS

DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE January 7, 2016

APPLICANT Ole Fowl River Subdivision, Resubdivision of Lot A

REQUEST Subdivision

N

NTS