



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2016

Logan U. Gewin
P. O. Box 8631
Mobile, AL 36689

Re: 10685 Salt Aire Road East
(Southwest corner of Salt Aire Road and Salt Aire Road East, extending to
Mobile Bay).
County
SUB2015-00153
Ole Fowl River Subdivision, Resubdivision of Lot A
3 Lots / 23.1± Acres

Dear Applicant(s):

At its meeting on February 18, 2016, the Planning Commission considered the above referenced subdivision.

After discussion and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, 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

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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)."

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____

Richard Olsen
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.