



CITY OF MOBILE

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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 21, 2013

CITY CLERK
LISA LAMBERT

Mobile Bay Investments, LLC
P. O. Box 8631
Mobile, AL 36689

Re: Case #SUB2013-00095
Ole Fowl River Subdivision
10685 Salt Aire Road East
Area bounded by Salt Aire Road, Salt Aire Road East, Mobile Bay, and
Riverview Nursery Road.
4 Lots / 211.6± Acres

Dear Applicant(s)/ Property Owner(s):

At its meeting on October 17, 2013, the Planning Commission waived Section V.D.1 and V.D.3 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Dedication, if necessary, to provide adequate right-of-way for the existing round-about on Salt Aire Road, if any portion of the round-about encroaches onto any of the lots;
- 2) 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."*;
- 3) Compliance with Fire 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.)*;

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- 4) Placement of a note on the Final Plat stating that the number, size, design and location of all curb-cuts to be approved by Mobile County Engineering and comply with AASHTO standards;**
- 5) Depiction and labeling of the 25-foot minimum building setback line;**
- 6) Placement of a note on the plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding floodplain and wetland issues;**
- 7) Placement of a note on the 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;**
- 8) Placement of a note on the 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; and**
- 9) Revision of the lot size information to accommodate any dedication required for the round-about on Salt Aire Road, and inclusion of lot size information in square feet on the plat.**

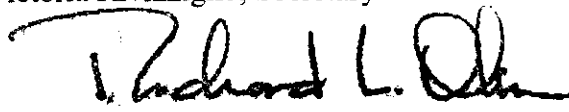
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen

Deputy Director of Planning

cc: Rowe Surveying & Engineering, Inc.