

OLE FOWL RIVER 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. 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.

MAWSS Comments: MAWSS has NO water or sewer services available. Both services could be made available with line extensions and Waste Water Capacity Certification.

The plat illustrates the proposed 4 lot, 211.6 ± acre subdivision which is bounded by Salt Aire Road, Salt Aire Road East, Mobile Bay, and Riverview Nursery Road. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to create four new lots from a combination of tax parcels and an existing legal lot. The existing legal lot was created in 2001, prior to the expansion of the Planning Jurisdiction to encompass this site. The proposed lots will range in size from 20.2 ± to 148.2 ± acres in size, and will encompass uplands, floodplains, wetlands, marshlands and water.

Proposed Lots A, B and C are unusually shaped, may include flag-lot characteristics, and appear to exceed the recommended width to depth ratio of the Subdivision Regulations. As the boundaries of the proposed lots accommodate existing legal lots that are not part of this application, and as they also encompass large wetland and open water areas, a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations may be worth consideration by the Commission.

The proposed lots front Salt Aire Road, Salt Aire Road East, and Riverview Nursery Road, all minor streets with rights-of-way of 80 feet in width. No road construction is proposed as part of the subdivision request. However, it should be pointed out that a round-about is located on Salt Aire Road near its intersection with Town Center Drive, a private street. It appears that a portion of the round-about may occur on a portion of the site that comprises this application, thus dedication of right-of-way sufficient to accommodate the round-about should be required, if it is in fact located on a portion of this site.

Access to the proposed lots should be limited so that proposed Lots A and C are limited to two curb-cuts each, Lot B is limited to three curb-cuts, and Lot D to one curb-cut. As Lots A and B have frontage on more than one street, the location, size and design of all curb-cuts are to be approved by Mobile County Engineering, and conform to AASHTO standards.

Large portions of the site are located with VE, AE and X-shaded flood zones associated with Mobile Bay and Grahams Bayou. Furthermore, information available to staff indicates that large portions of the site may also contain wetlands. Due to the potential environmental sensitivity of the site, any development of the site must comply with local, state and federal regulations regarding development within floodplain and/or wetland areas.

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 regarding this requirement should appear on the final plat.

The 25-foot minimum building setback is not shown on the plat. The plat should be revised to depict and label the 25-foot minimum building setback line from all rights-of-way.

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.

The site will have to comply with Mobile County and City of Mobile storm water and flood control ordinances. A note regarding this requirement should appear on the final plat.

The lot size information on the preliminary plat should be revised to also include the lot size information in square feet, and should be adjusted for any dedication required to accommodate the existing round-about on Salt Aire Road, if necessary.

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) 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.*);
- 4) Placement of a note on the final plat stating that Lots A and C are limited to two curb-cuts each, Lot B is limited to three curb-cuts, and Lot D to one curb-cut, with the size,

design and location of any curb-cut to be approved by Mobile County Engineering and to 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.

LOCATOR MAP



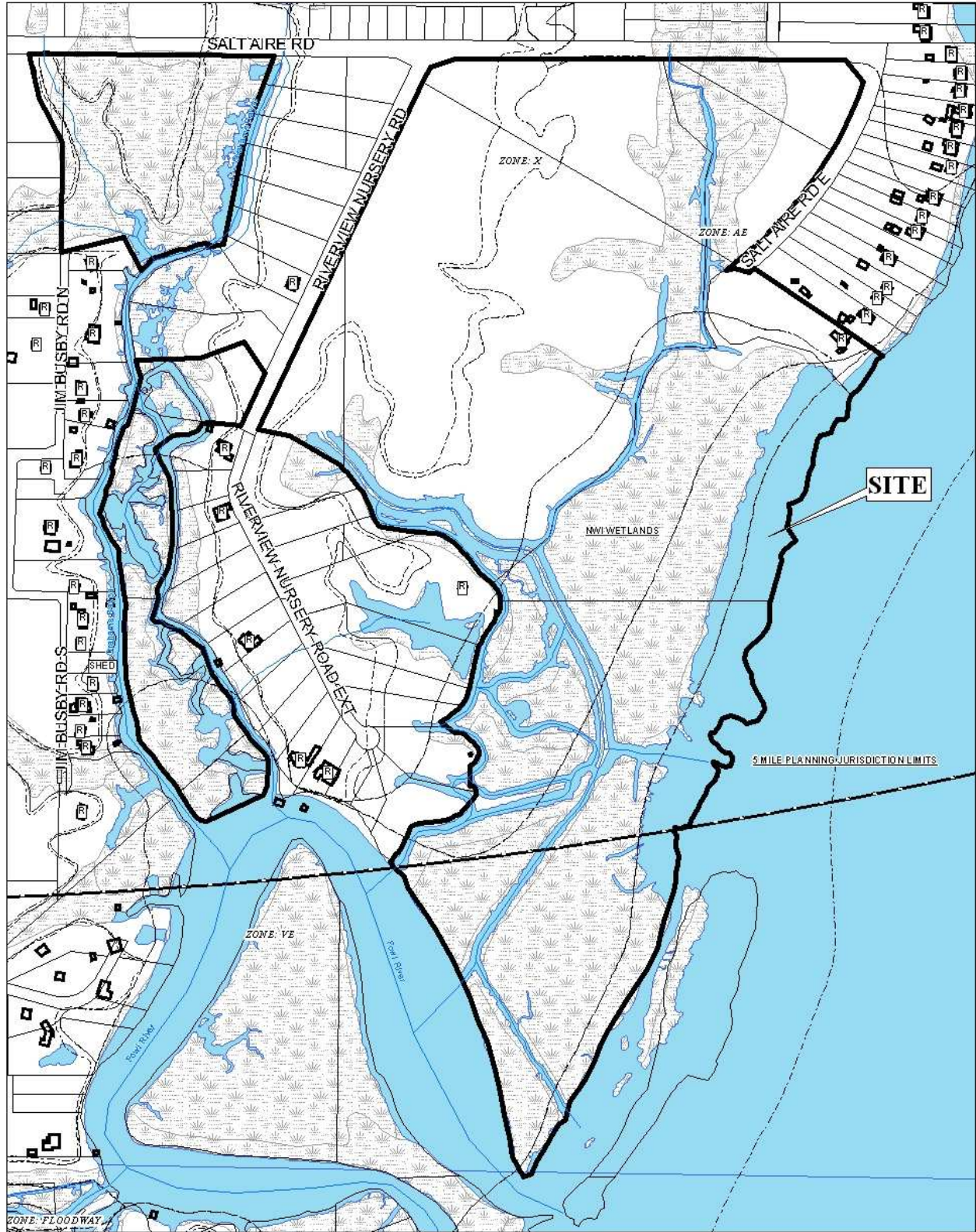
APPLICATION NUMBER 24 DATE October 3, 2013

APPLICANT Ole Fowl River Subdivision

REQUEST Subdivision



OLE FOWL RIVER SUBDIVISION



APPLICATION NUMBER 24 DATE October 3, 2013

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
	[White]	[Yellow]	[Green]	[Cyan]	[Light Blue]	[Pink]	[Tan]	[Blue]	[Purple]	[Orange]	[Red]	[Brown]	[Dark Blue]	[Light Purple]	[Grey]



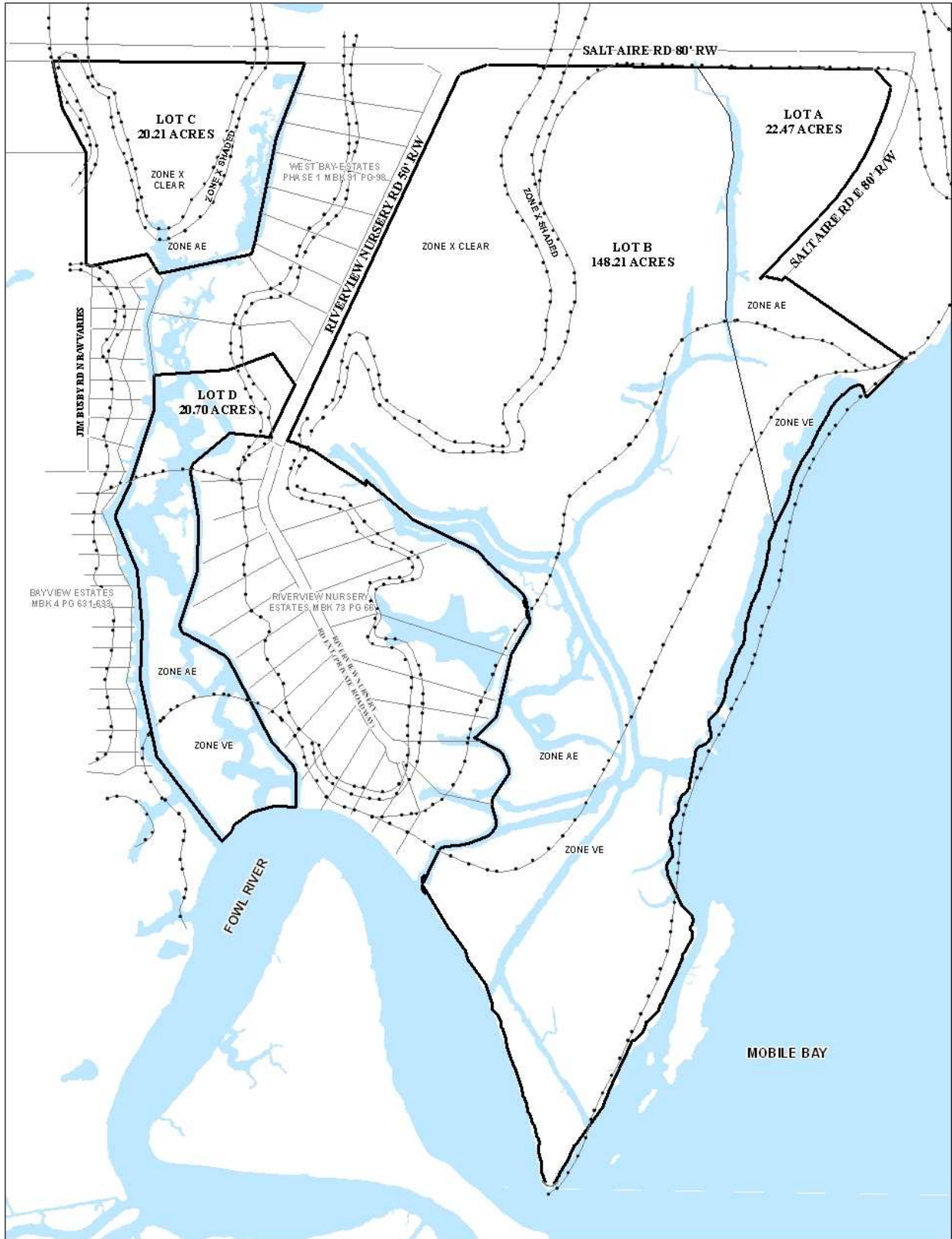
OLE FOWL RIVER SUBDIVISION



APPLICATION NUMBER 24 DATE October 3, 2013



DETAIL SITE PLAN



APPLICATION NUMBER 24 DATE October 3, 2013

APPLICANT Ole Fowl River Subdivision

REQUEST Subdivision



NTS