



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2014

David Atchison
P.O. Box 160405
Mobile, AL 36616

Re: North side of Ben Hamilton Road, 1059'± North of the Northern terminus of
March Road.
County
SUB2014-00139
D.L. Atchison Farmettes Subdivision, Addition to
1 Lot / 18.0± Acres

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

At its meeting on November 20, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, with a waiver of Sections V.D.1. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the 25-foot minimum building setback line where the lot is a minimum of 60 feet in width, as required by Section V.D.9. of the Subdivision Regulations;**
- 2) placement of a note on the Final Plat limiting the lot to one curb cut to Ben Hamilton Road, with the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 3) placement of a note stating that no future resubdivision will be allowed until additional street frontage is provided;**
- 4) labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information;**
- 5) 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 Regulations;**

**D.L. Atchison Farmettes Subdivision, Addition to
November 24, 2014**

- 6) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 7) placement of a note on the Final Plat to comply with the City of Mobile storm water and flood control ordinances (*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.*); and
- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.