

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 18, 2011

David L. and Jody Atchison
P.O. Box 160405
Mobile, AL 36616

Re: Case #SUB2011-00124
D. L. Atchison Farmettes Subdivision, Phase Two
North side of Ben Hamilton Road, 1059'± North of the Northern terminus of
March Road.
Number of Lots / Acres: 1 Lot / 65.8 Acres±
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

Dear Applicant(s):

At its meeting on November 17, 2011, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from Ben Hamilton Road, as required by Section V.D.9. of the Subdivision Regulations;
- 2) depiction of the 75-foot minimum building setback line from the proposed March Road Extension, as required by Section V.D.9. of the Subdivision Regulations;
- 3) re-label the lot as "Lot 1;"
- 4) placement of a note on the Final Plat limiting the lot to one curb-cut on each "pole" 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;
- 5) placement of a note stating that no future re-subdivision will be allowed until a road is constructed to provide access;
- 6) labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information;
- 7) 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;

- 8) 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;
- 9) placement of a note on the Final Plat to comply with the City of Mobile stormwater and flood control ordinances: *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits;”* and,
- 10) 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 (DXF or DWG – AutoCAD 2007 compatible) 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 travisz@cityofmobile.org.

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: Polysurveying of Mobile