

D. L. ATCHISON FARMETTES SUBDIVISION, **ADDITION TO**

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.

2009 International Fire Code Appendix D Fire Apparatus Access Roads

Section D107 One- or Two-Family Residential Developments

DI07.1 One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

MAWSS Comments: MAWSS has **no** water or sewer services available.

The plat illustrates the proposed 1-lot, 18.0± acre subdivision which is located at the North side of Ben Hamilton Road, 1059'± North of the Northern terminus of March Road, within the planning jurisdiction. The applicant states that the subdivision is served by public water and individual septic tanks.

It should be noted that the currently proposed lot was originally included in the D. L. Atchison Subdivision that was approved at the October 1, 2009 Planning Commission meeting as three flag lots. However, when the Final Plat was recorded in June 2010 the currently proposed lot was illustrated in its current shape and labeled “reserved for future development”. The currently proposed lot was then presented at the Planning Commission’s November 17, 2011 meeting, with the intentions of creating a single 65.8± acre lot. The 2011 approval has since expired, and the applicant now wishes to obtain approval for a single 18± acre lot, with the remaining 47.8± acres labeled as “reserved for future development”.

The proposed lot is a “flag” lot with a “pole” providing frontage onto Ben Hamilton Road that is 35-feet wide and more that 1500-feet long. There are several flag shaped lots in this area, including two that were approved by the Planning Commission at its December 16, 2004. Furthermore, the Planning Commission’s previous approval of the D. L. Atchison Subdivision in

2009 and 2011 sets a precedent for the approval of this subdivision, making the waiver of Section V.D.1. of the Subdivision Regulations appropriate.

The proposed lot size is provided in square feet and acres, and would exceed the minimum required lot size in Section V.D.2. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved.

The site is located on Ben Hamilton Road, a minor street with sufficient right-of-way, making no dedications necessary.

The 25-foot minimum building setback is illustrated and labeled on the preliminary plat where the lot is a minimum of 60 feet wide, and should remain on the Final Plat, if approved.

The Northwest portion of the site contains a section of Baker Creek, and wetlands associated with the creek occur on a portion of the site. The site, additionally, appears to be partially located in the flood zone as depicted on FEMA maps, and thus may be subject to flooding. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

A note should be placed 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. Also, a note should be placed on the Final Plat stating that no future resubdivision will be allowed unless additional street frontage is provided.

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 reflecting this requirement should appear on the Final Plat.

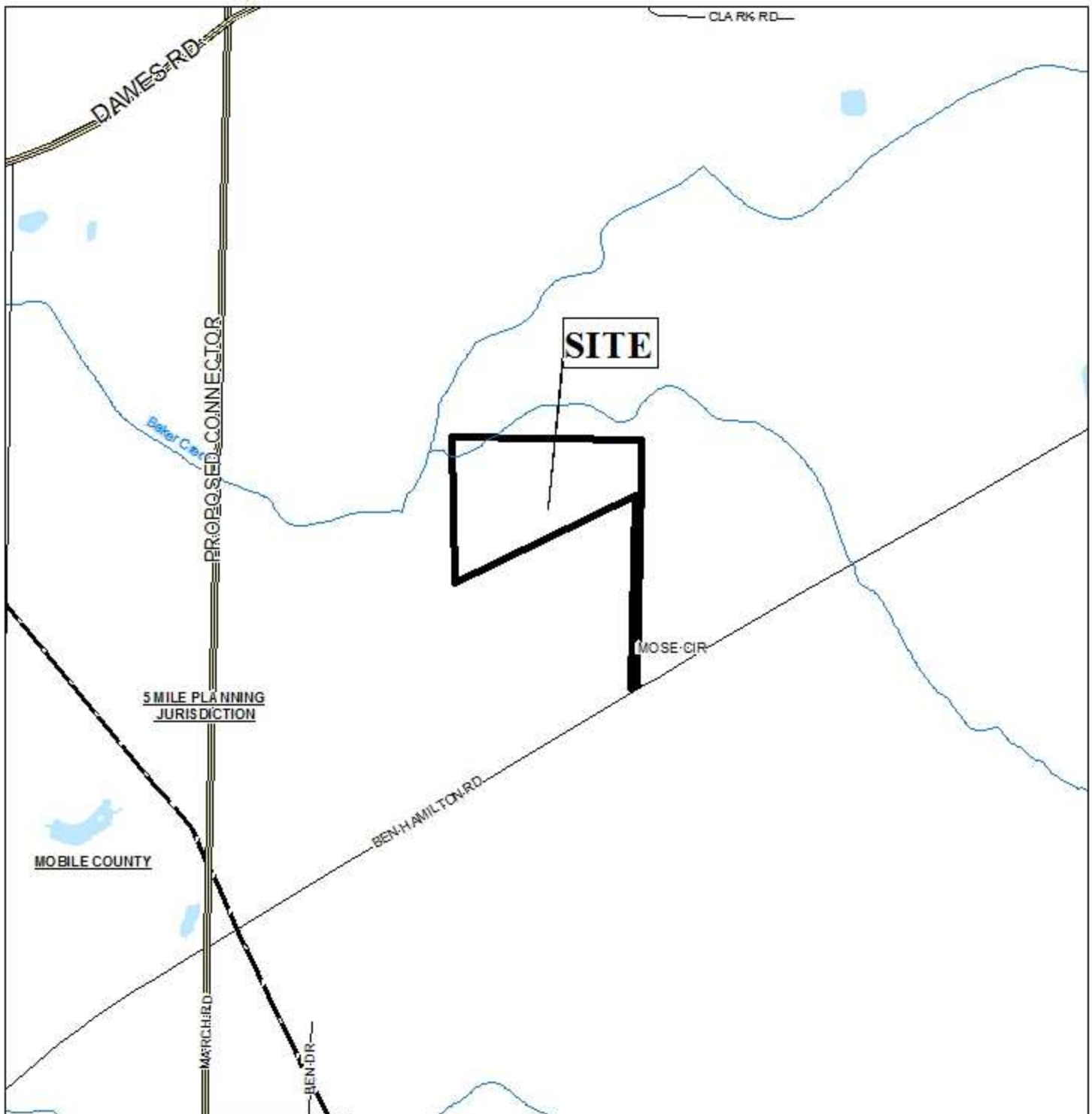
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. The note regarding this requirement should also appear on the Final Plat, if approved.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note 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.”* should be placed on the Final Plat.

Based upon the preceding, this application is recommended tentative approval with a waiver of Sections V.D.1. of the Subdivision Regulations, 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;
- 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.

LOCATOR MAP



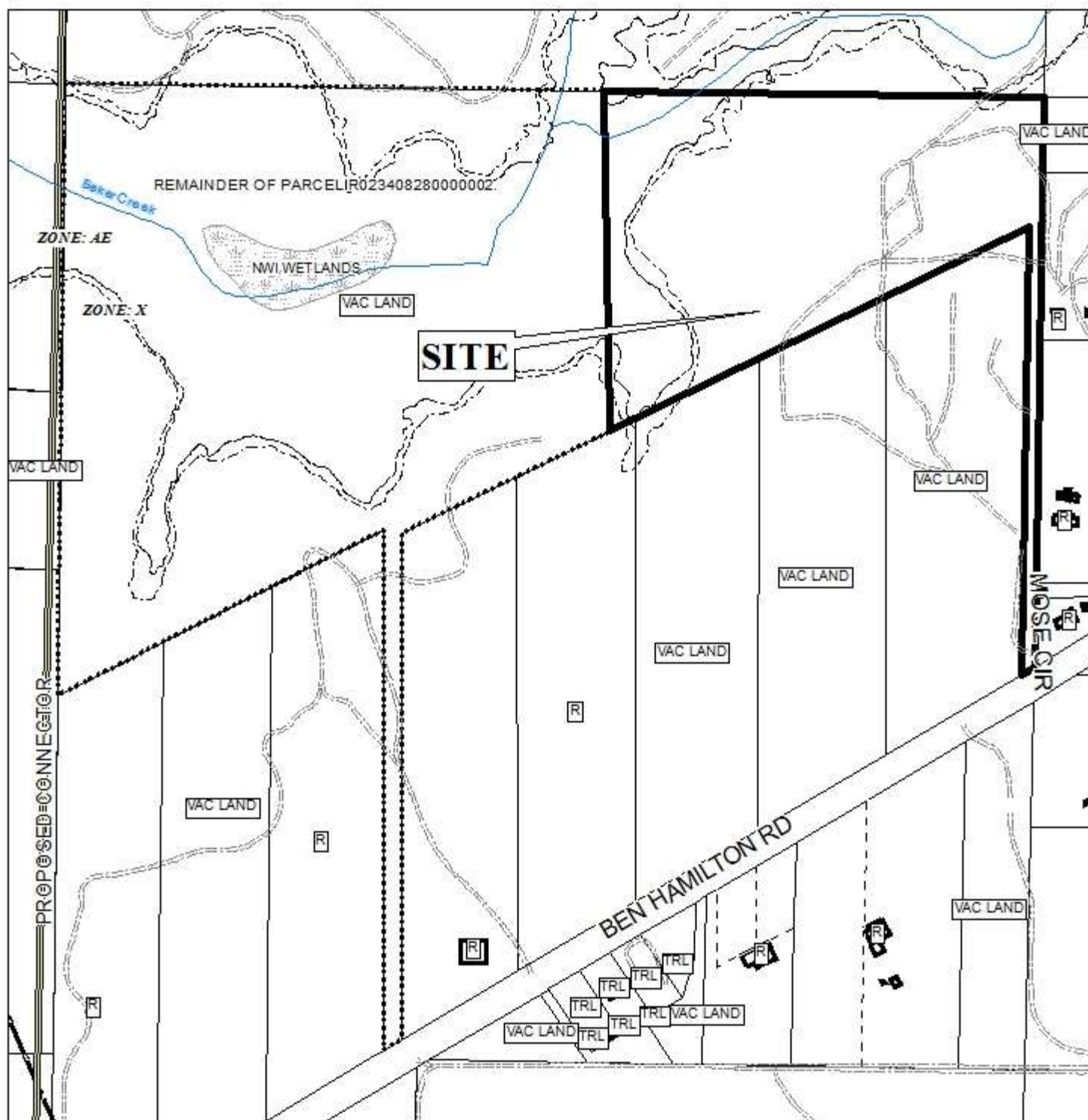
APPLICATION NUMBER 5 DATE November 20, 2014

APPLICANT D.L. Atchison Farmettes Subdivision, Addition to

REQUEST Subdivision



D.L. ATCHISON FARMETTES SUBDIVISION, ADDITION TO



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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



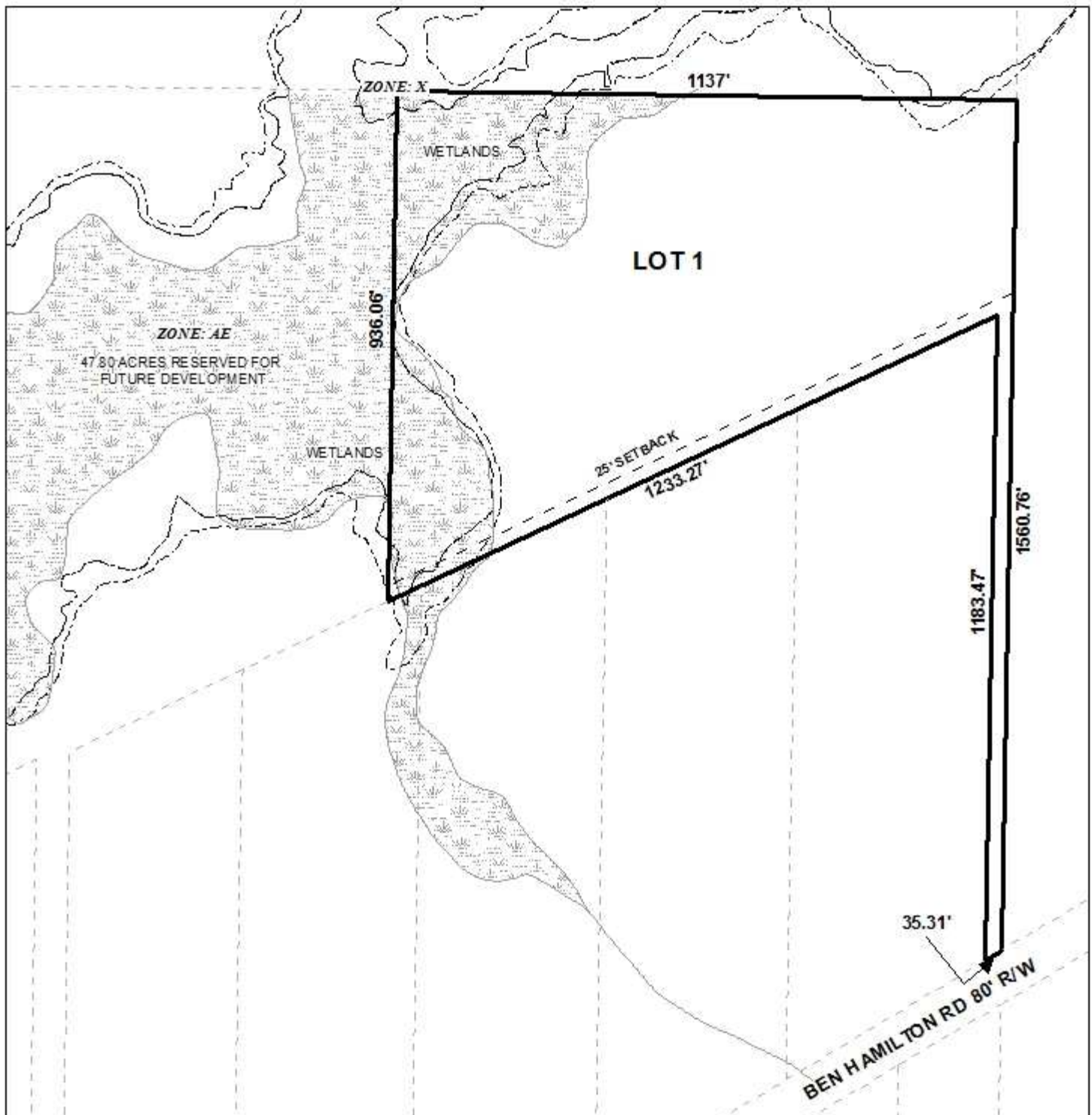
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DETAIL SITE PLAN



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