

D. L. ATCHISON FARMETTES SUBDIVISION, **PHASE TWO**

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.

The plat illustrates the proposed 1-lot, 65.8± 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 applicant now wishes to create a single legal lot of record from this parcel.

The proposed lot is a "flag" lot with two "poles" providing frontage onto Ben Hamilton Road that are 70-feet and 35-feet wide respectively with both more that 1100-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 and two that were approved by Mobile County in 2005. Furthermore, the Planning Commission's previous approval of the D. L. Atchison Subdivision in 2009 sets a precedent for the approval of this subdivision, making the waiver of Section V.D.1. of the Subdivision Regulations appropriate.

The site is located on Ben Hamilton Road, a minor street with sufficient right-of-way. The site also fronts along the proposed March Road Extension, a major road as illustrated on the Major Street Plan. As a major road, a 100-foot right-of-way should be provided. As per Section V.D.9. of the Subdivision Regulations, "where a lot abuts a future major street, the front yard setback shall be measured from the right-of-way line of such future major street as established by the Major Street Plan of the City of Mobile.", a 75-foot setback should be illustrated for the Proposed March Road Extension on the Final Plat as was required for the previous D. L. Atchison Subdivision, if approved. The 25-foot minimum building setback is illustrated along

Ben Hamilton Road and labeled on the preliminary plat, and should remain on the Final Plat, if approved.

The Northern 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.

The preliminary plat labels the proposed lot as "Lot 9" in continuation with the lot numbers from the D. L. Atchison Subdivision. However, because this is a separate phase of the subdivision, the lot should be labeled "Lot 1" on the Final Plat, if approved.

The lot size is labeled on the preliminary plat in square feet and acres. If approved, this information should be retained on the Final Plat.

A note should be placed 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. Also, a note should be placed on the Final Plat stating that no future resubdivision will be allowed unless a road is constructed to provide access.

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.

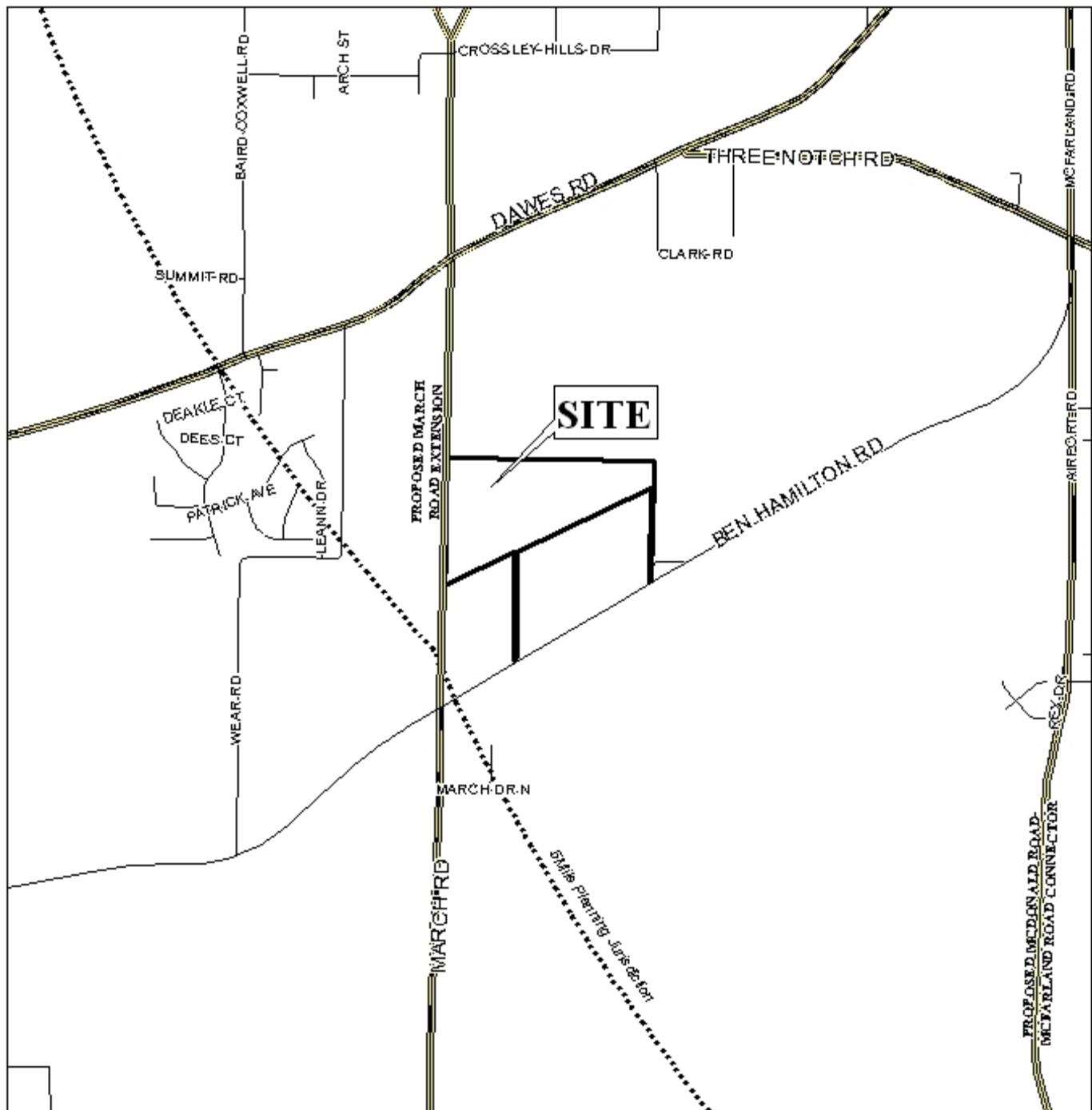
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of 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) 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 resubdivision 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 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
- 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.

LOCATOR MAP

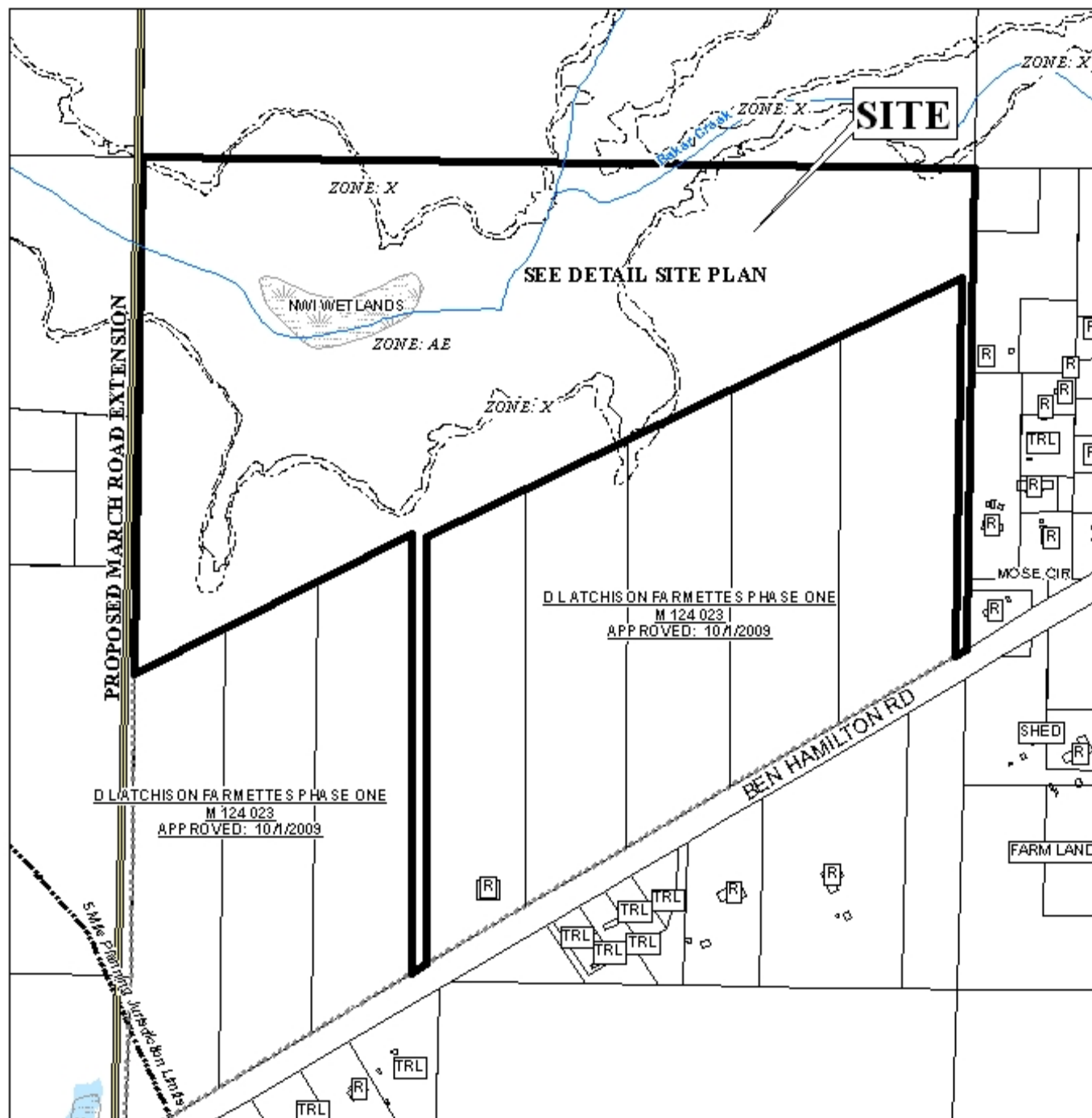


APPLICATION NUMBER 7 DATE November 17, 2011
APPLICANT D. L. Atchison Farmettes Subdivision, Phase Two
REQUEST Subdivision



NTS

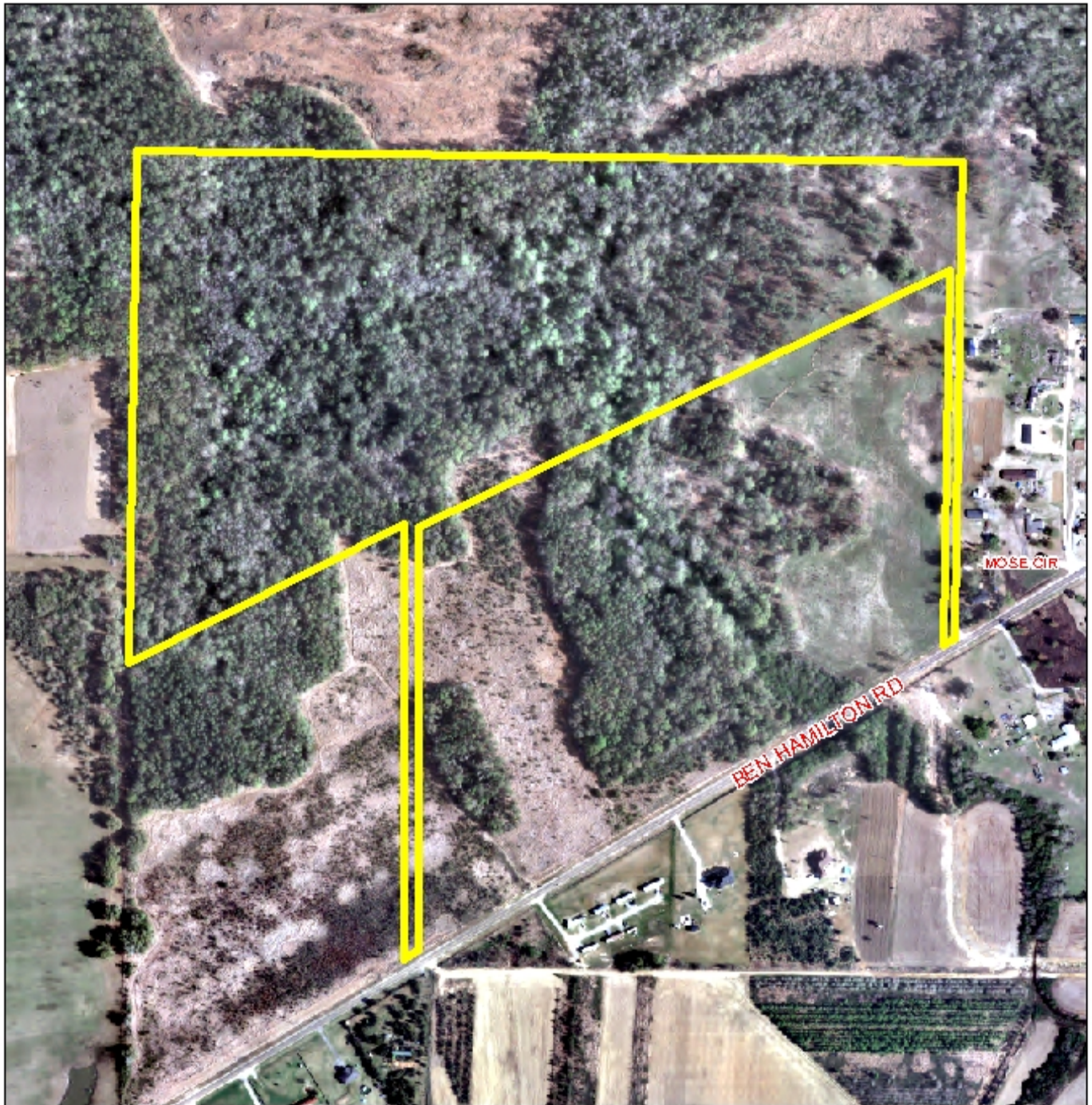
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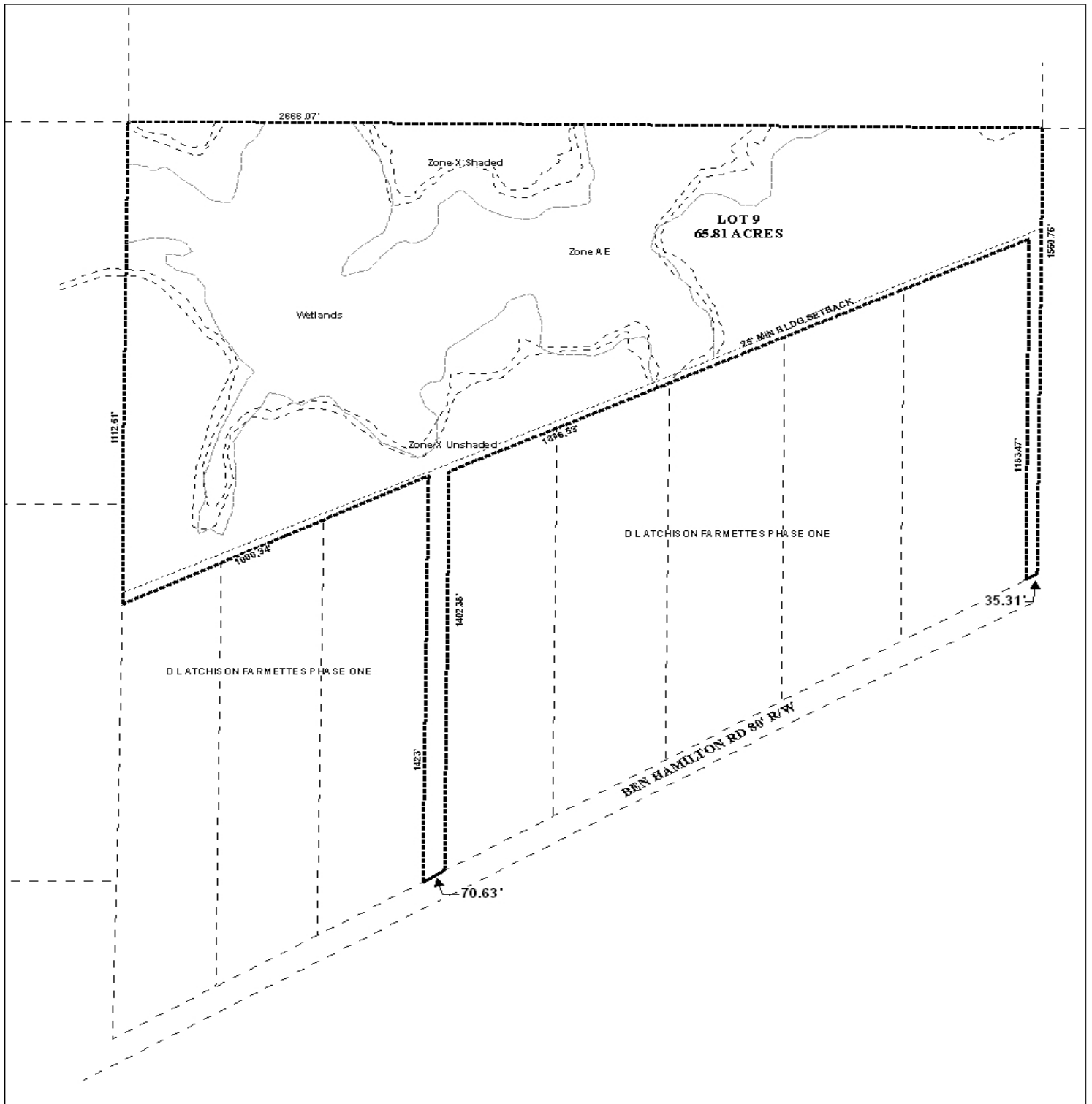
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DETAIL SITE PLAN



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