



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2014

Chesapeake Development
P.O. Box 8348
Mobile, AL 36689

Re: North terminus of Selby Phillips Drive.
County
SUB2014-00102
Chesapeake Subdivision, Unit 2
35 Lots / 21.5± Acres

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

At its meeting on September 18, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Submission of 7 probated copies of the Final Plat of Chesapeake Subdivision, Unit 1, prior to the signing of the Final Plat for Unit 2;**
- 2) **Placement of a note on the Final Plat stating no future subdivision of Lot 64 will be allowed until additional frontage along a paved, public or private street is provided;**
- 3) **Revision of the Final Plat to illustrate a 100' right-of-way width for the proposed Grelot Road extension;**
- 4) **Retention of the lot size information and 25' minimum building setback line on the Final Plat;**
- 5) **Depiction of a 25' setback where Lot 64 abuts the future right-of-way for Grelot Road;**
- 6) **Placement of a note on the Final Plat stating that all proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat;**
- 7) **Placement of a note on the Final Plat stating that all proposed lots are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 8) **Placement of a note on the Final Plat stating that Lot 64 will be allowed 1 curb-cut to Grelot Road extension, once the road is constructed, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**

Chesapeake Subdivision Unit 2
September 22, 2014

- 9) Placement of a note on the Final Plat stating that all common and detention areas shall be maintained by the property owners;
- 10) Placement of a note on the Final Plat stating that no permanent structures can be placed in any easement;
- 11) Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
- 12) Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore 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.);*
- 13) Placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding wetlands and flood zones.);*
- 14) Placement of a note and 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.);* and
- 15) Placement of a note on the Final Plat and compliance with 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.).*

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: Austin Engineering Company, Inc.