



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2014

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

**Re:** East side of Twelve Oaks Drive, 150'± West of the West side of Selby Phillips Drive.  
County  
**SUB2014-00145**  
**Pritchard Subdivision**  
2 Lots / 22.6± Acres

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

After discussion, the Planning Commission waived Section V.D.1. and V.D.4. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Illustration of the 25' minimum building setback line on Lot 1 to be depicted as a box, where the pole meets the flag of the lot, on the Final Plat;**
- 2) **Retention of the lot size information on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating that no future subdivision or development of Lot 1 or Lot 2 until additional frontage on a paved, private or public street is provided;**
- 4) **Placement of a note on the Final Plat stating no permanent structures can be placed or erected within any drainage or utility easement;**
- 5) **Placement of a note on the Final Plat stating that Lot 1 is limited to 1 curb-cut, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.;**
- 6) **Placement of a note on the Final Plat stating: *(The approval of all applicable federal, state and local environmental agencies regarding creeks, flood zones and wetlands would be required prior to the issuance of any permits or land disturbance activities.);***
- 7) **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.);***

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- 8) 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.);*
- 9) 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.);*
- 10) 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.); and*
- 11) Completion of the Subdivision process prior to the signing of the Final Plat for Chesapeake Subdivision, Unit 2.

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.

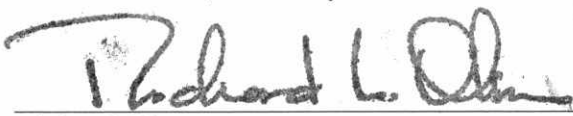
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

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.