



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: 8521 Wilson Road
(West side of Air Terminal Drive, extending to the North terminus of Selby Phillips Drive North).
County
SUB2014-00146
Chesapeake Subdivision, Unit 2
50 Lots / 29.8± Acres

At its meeting on December 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) Renaming of proposed "Parcel B" to be either "Lot 79" or "Lot B" or similar;
- 2) Placement of a note on the Final Plat stating no future subdivision of Parcel B 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) Depiction of a 25' setback where Parcel B abuts the future right-of-way for Grelot Road;
- 5) Retention of the lot size information and 25' minimum building setback line elsewhere on the Final Plat;
- 6) 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 Parcel B 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;
- 9) Placement of a note on the Final Plat stating that all common and detention areas shall be maintained by the property owners;

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- 10) Placement of a note on the Final Plat stating that no permanent structures can be placed or erected 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: *(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 creeks, wetlands and flood zones.);*
- 14) 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.);*
- 15) 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*
- 16) Completion of the Pritchard Subdivision process, including the recording in Probate Court, 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.

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.