



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

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

Re: Case #SUB2013-00046
Chesapeake Subdivision, Unit 1 & Unit 2
West side of Air Terminal Drive 850'± North of Grelot Road.
48 Lots / 17.0 Acres

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

At its meeting on June 6, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to illustrate dedication to provide 50-feet from the centerline on Air Terminal Drive;
- 2) construction and acceptance by Mobile County Engineering of all streets;
- 3) revision of the preliminary plat to illustrate acceptable turnarounds at completion of Units 1 and 2;
- 4) placement of a note on the Final Plat labeling all detention facilities and common area, stating that maintenance of the detention/common areas, are the responsibility of the subdivision's property owners;
- 5) placement of a note on the Final Plat limiting each lot to one curb cut each, with the size, design, and location of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating that Lot 29 is denied direct access to Air Terminal Drive;
- 7) placement of a note 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

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

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- 8) placement of a note on the stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

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 travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Austin Engineering Company, Inc.
Clifton Equities, Inc.