

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 7, 2008

Chesterfield Place LLC  
Attn: Bill Kahalley  
5909 Airport Blvd.  
Mobile, AL 36608

**Re: Case #SUB2008-00028**  
**Chesterfield Place Subdivision, Resubdivision of Lot 11**  
West side of Chesterfield Drive West.  
2 Lots / 0.7± Acre

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

At its meeting on March 6, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note stating that lots 11A and 11B are limited to one curb cut each onto Chesterfield Drive West and denied access to Lyle Road, with the size, location and design to be approved by Mobile County Engineering;**
- 2) **Provision of a minimum detention capacity volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate, and the placement of a note on the final plat stating that the development has been designed to comply with all other 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, as well as the detention and release rate requirements of Mobile County for projects located within the Converse watershed, prior to the obtaining of permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 3) **labeling of each lot with its size in square feet;**
- 4) **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.7 of the Subdivision Regulations;**
- 5) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 6) **submittal of the final plat for Chesterfield Place Subdivision prior to the signing of the plat for this application.**

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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 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](mailto: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 Co., Inc.