



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 21, 2014

Range Line Business Park, LLC
6215-201 Rangeline Road
Theodore, AL 36582

Re: Case #SUB2013-00135
Rangeline Business Park Subdivision, Unit Two, Resubdivision of Lots 13, 14, & 15
North side of Abigail Drive, 1000' East of Rangeline Service Road
2 Lots / 3.2± Acres

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

At its meeting on January 16, 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) retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) revision of the plat to indicate the right-of-way width of Abigail Drive;
- 3) placement of a note on the Final Plat stating that each lot is limited to two curb cuts to Abigail Drive, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) retention of the 25' building setback line along Abigail Drive;
- 5) placement of a note on the Final Plat stating that maintenance of all common areas and common detention facilities is the responsibility of the property owners;
- 6) placement of a note on the Final Plat stating that no structures may be constructed within the drainage easement at the Northwest corner of Lot A;
- 7) placement of a note on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations, will be required along the North side upon development of any lot;
- 8) compliance with City Engineering comments: (The following comments should be addressed prior to acceptance and signature by the City Engineer:

**Rangeline Business Park Subdivision, Unit Two, Resubdivision of Lots 13, 14 & 15
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- a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). b. Add a note to the Plat stating that any proposed development will need to be in accordance with the City of Mobile Storm Water Management and Flood Control Ordinance, latest edition. Storm water detention will be required for any future land disturbing activity. c. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. d. Include and label Abigail Drive in the vicinity map. e. Provide and label the monument set or found at each subdivision corner. f. Add a signature block for the Owner, Notary Public, Surveyor, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. g. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. h. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);
- 9) compliance with the Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 10) compliance with the Urban Forestry comments: [Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).];
- 11) compliance with the Fire Department 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
- 12) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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.

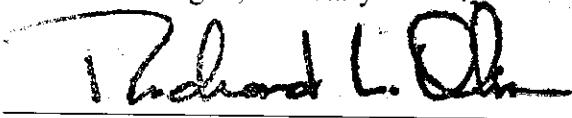
If you have any questions regarding this action, please call this office at 251-208-5895.

Rangeline Business Park Subdivision, Unit Two, Resubdivision of Lots 13, 14 & 15
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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.