



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2014

RL REGI, LLC
7000 Central Parkway, Suite 700
Atlanta, GA 30328

Re: Case #SUB2014-00009
Rangeline Crossing Subdivision
5100 Rangeline Service Road North
(Northeast corner of Rangeline Service Road North and Halls Mill Road,
extending to the Northwest corner of Rangeline Service Road North and
Demetropolis Road).
2 Lots / 82.7

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

At its meeting on March 20, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.B.6 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 35' from the centerline of Halls Mill Road along Lot 1 where no previous dedication was recorded;**
- 2) **dedication of sufficient right-of-way to provide 30' from the centerline of Demetropolis Road;**
- 3) **placement of a note on the Final Plat stating that each lot is limited to two curb cuts per street frontage, including the future right-of-way, with the size, location, and design of all curb cuts to be approved by Traffic Engineering and ALDOT (where applicable) and conform to AASHTO standards;**
- 4) **construction of the internal street to City standards prior to signing the Final Plat;**
- 5) **revision of the plat to illustrate a minimum building setback line along Demetropolis Road as necessary to also include the 15' water and sewer easement and measured from any required dedication;**

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- 6) illustration of the 25' minimum building setback line along all street frontages as measured from any required right-of-way dedication;
- 7) revision of the plat to illustrate a 25' minimum building setback line along the future right-of-way connection between the cul-de-sac and the Demetropolis Road/Rangeline Road intersection;
- 8) labeling of each lot with its square feet and acres, after any required right-of-way dedication, or the furnishing of a table on the Final Plat providing the same information;
- 9) placement of a note on the Final Plat stating that the maintenance of the common areas is the responsibility of the property owners;
- 10) 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;
- 11) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 12) subject to the Engineering comments: (The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Provide additional line weight to the exterior boundary lines and the metes and bounds labels of the proposed subdivision. B. Revise the west end of the north line of the proposed 60 ft. ROW between Common Area No. 1 and No. 2. Maintain a constant 60 foot width by removing the proposed 100.82' long segment and curve C22 (or as approved by the City Engineer and Traffic Engineer). C. Provide the Surveyor's Certificate and Signature. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, and, along each common area with the construction of the subdivision roadway, unless a sidewalk waiver is approved);
- 13) subject to the Traffic Engineering comments: (Each lot is limited to two curb-cuts per street frontage (including future right-of-way) with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards.);
- 14) subject to 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); and
- 15) subject to 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.)

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.

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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: Joe Asarisi, PE
Wattier Surveying, Inc.