

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 2, 2011

Rangeline Business Park LLC
5821 Rangeline Road
Theodore, AL 36582

Re: Case #SUB2011-00131
Revised Rangeline Business Park Subdivision, Unit One, Re-subdivision of
Lots 1 & 2
3841 Abigail Drive
(South side of Abigail Drive, 495' East of Rangeline Road)
Number of Lots / Acres: 2 Lots / 2.1 Acres±
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

Dear Applicant(s):

At its meeting on December 1, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) labeling of the lot sizes, in square feet, or provision of a table on the Final Plat with the same information;**
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb-cut 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;**
- 3) depiction of the 25' minimum building setback line along Abigail Drive on the Final Plat;**
- 4) placement of a note on the Final Plat stating that approval of all federal, state, and local agencies, as necessary due to wetlands, will be required prior to the issuance of any permits;**
- 5) placement of a note on the Final Plat 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) subject to the Engineering comments: *"1) provide a dedication of a minimum 5' along Lot A, or as otherwise approved by the City Engineer; 2) any construction must comply with all stormwater and flood control ordinances; 3) any work performed in the existing ROW (right-of-way) will require a Right-of-***

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Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements; and 4) the plat should show the location of any existing wetlands or state that there are no wetlands present (if applicable.)”

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 (DXF or DWG – AutoCAD 2007 compatible) 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: Byrd Surveying Inc.