

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 7, 2008

Rangeline Properties, LLC
c/o PRM Realty
150 N. Wacker Drive #1120
Chicago, IL 60606

Re: Case #SUB2008-00229

Halls Mill Crossing Subdivision

East side of Halls Mill Road, 240'± North of Rangeline Service Road North,
extending to the North side of Rangeline Service Road North 220'± East of Halls
Mill Road.

4 Lots / 7.1± Acres

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

At its meeting on November 6, 2008, the Planning Commission 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 Lots 3 and 4;**
- 2) **revision of the plat to indicate the current right-of-way width of Rangeline Road along Lots 1 and 2, with dedication of sufficient right-of-way to provide 150' from the centerline if the overall width is less than 300';**
- 3) **placement of a note on the final plat stating that Lots 1 and 2 are limited to two curb cuts each to Rangeline Service Road North, and Lots 3 and 4 are limited to two curb cuts each to Halls Mill Road, with the size, location, and design of each curb cut to be approved by County Engineering and conform to AASHTO standards.**
- 4) **illustration of the minimum building setback lines along Lots 1,2,3 and 4 as measured from any required right-of-way dedication;**
- 5) **labeling of all lots with their area in both acres and square feet, or the furnishing of a table on the final plat providing the same information;**
- 6) **labeling of the remaining tract with its acreage and "reserved for future development";**
- 7) **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;**

- 8) placement of a note on the plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 9) labeling of the commons areas as being for stormwater detention ponds with the placement of a note on the plat that the maintenance of the common areas and stormwater detention ponds is the responsibility of the property owners and not Mobile County; and
- 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.

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.

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: Frank A Dagley & Associates, Inc.