

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 6, 2009

Twilley Builders, Inc.
P.O. Box 850669
Mobile, AL 36685

Re: Case #SUB2009-00002
Rangeline Road Subdivision, Unit Two
5064 Rangeline Road
(West side of Rangeline Service Road, 105'± South of Downey Drive
Extension [to be vacated]).
4 Lots / 2.3± Acres

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

At its meeting on February 5, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with Engineering comments (*Show Minimum FFE on plat. No fill allowed without an approved Flood Study. Until a Flood Study is approved, place note on plat stating that fill is not allowed. No work or fill to be performed in wetlands without the appropriate Corps of Engineer's Permits. Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.*)**
- 2) **placement of a note on the final plat stating that each lot is limited to one curb-cut each onto the service road for Rangeline Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **depiction and labeling of the 25-foot minimum building setback line along the service road for Rangeline Road;**
- 4) **approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits or land disturbance activities;**
- 5) **revision of the plat to depict the minimum finished floor elevations for each lot and the flood zone(s);**
- 6) **labeling of the lot size in square feet on the plat, or provision of a table on the plat with the same information; and**
- 7) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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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 (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: Rester and Coleman Engineers, Inc.
R.M. Twilley