

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2008

Rangeline Business Park, LLC
5821-108 Rangeline Road
Theodore, AL 36582

Re: Case #SUB2008-00145
Rangeline Business Park Subdivision
East terminus of Abigail Drive (to be constructed).
19 Lots / 21.2± Acres

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

At its meeting on July 24, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to reflect any requirements of the City of Mobile Fire-Rescue Department regarding the design of Abigail Drive;
- 2) revision of the plat to depict any proposed phases of recording;
- 3) construction of Abigal Drive in conjunction with Phase II
- 4) placement of a note on the final plat stating that **NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY CONSTRUCTION IN UNIT ONE UNTIL ABIGAL DRIVE IS CONSTRUCTED AND ACCEPTED FOR MAINTENANCE BY MOBILE COUNTY;**
- 5) revision of the plat to label each lot with its size in square feet, or placement of a table on the plat with the same information;
- 6) placement of a note on the final plat stating that Lots 1, 3-7 and 9-19 are limited to one curb-cut, and that Lots 2 and 8 are limited to two curb-cuts each, with the size, design and location to be approved by Mobile County Engineering Department;
- 7) placement of a note on the final 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 signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;

- 8) submission of agreement from adjacent property owner accepting water from this subdivision;
- 9) revision of the plat to depict and label common area detention facilities, if required and the provision of a note stating that the maintenance of said facilities is the responsibility of the property owners;
- 10) placement of a note on the plat stating that approval of federal, state and local agencies, as necessary due to wetlands, prior to the issuance of any permits;
- 11) 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; and
- 12) 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.

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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.