

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 5, 2012

SAMUEL L. JONES
MAYOR

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LISA C. LAMBERT

Christmas Properties
4636 Bit & Spur Road "D"
Mobile, AL 36608

Re: **Case #SUB2012-00095**
Halls Mill Crossing Subdivision, Re-subdivision of Lots 1 & 2
North side of Rangeline Service Road North, 220'± East of Halls Mill Road)
Number of Lots / Acres: 2 Lots / 2.6± Acres
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 4

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision to illustrate 150' from the centerline of Rangeline Road or dedication to provide 150' from the centerline of Rangeline Road;
- 2) illustration of the 25' minimum building setback line along Rangeline Service Road North adjusted to be measured from required dedication;
- 3) retention of the lot size in square feet and acres;
- 4) compliance with Engineering comments: *"The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat;"*
- 5) compliance with 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;"*
- 6) inclusion of the common area to the East of Lot 2;

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- 7) placement of a note stating that maintenance of the common area is the responsibility of the property owners and not the City of Mobile;
- 8) placement of a note stating that there will be no structures in the 25' drainage and utility easement;
- 9) placement of a note on the Final Plat stating Lot 1 is limited to one curb-cut to Rangeline Service Road North, and Lot 2 is allowed two curb-cuts to Rangeline Service Road North, with driveway size, location, and design to be approved by ALDOT and Traffic Engineering, and conform to AASHTO standards; and,
- 10) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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.

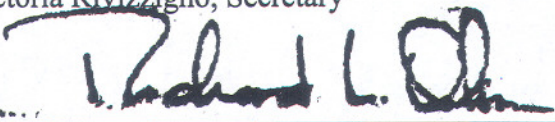
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: RL REGI Alabama, LLC
Frank A. Dagley & Associates, Inc.