

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 5, 2010

Rangeline Business Park
3851 Abigail Dr.
Theodore, AL 36582

Re: Case #SUB2010-00004
Rangeline Business Park Subdivision, Unit Two
5925 Rangeline Road
(East terminus of Abigail Drive).
17 Lot / 19.0± Acre

Dear Applicant(s):

At its meeting on February 4, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.B.6 of the Subdivision Regulations, and Tentatively Approved the application, subject to the following conditions:

- 1) completion of Abigail Drive to City Standards, and acceptance of the same prior to the signing of the Final Plat;**
- 2) depiction of the lot sizes, in square feet, or provision of a table on the Final Plat with the same information;**
- 3) retention of the 25-foot minimum building setback line on the Final Plat;**
- 4) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Abigail Drive except Lot 9, which is limited to two curb-cuts 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;**
- 5) placement of a note on the Final Plat stating that maintenance of all common areas and common detention facilities is the responsibility of the property owners;**
- 6) compliance with City Engineering comments: *The widths and locations of the proposed drainage easements will need to be coordinated with City Engineering. Applicant shall provide a copy of the construction plans for the proposed subdivision as approved by Mobile County Engineering. Following satisfactory completion of the construction of the roadway and drainage as***

permitted by Mobile County Engineering, a final street acceptance package shall be submitted to City Engineering for approval. Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;

- 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.8 of the Subdivision Regulations;
- 8) placement of a note on the Final Plat stating that approval of federal, state, and local agencies, as necessary due to wetlands, prior to the issuance of any permits; and,
- 9) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required 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: Byrd Surveying, Inc.