

CITY OF MOBILE

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE-PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 9, 2013

CITY CLERK
LISA LAMBERT

RL REGI, LLC
7000 Central Parkway, Suite 700
Atlanta, GA 30328

Re: **Case #SUB2013-00099**
Rangeline Crossing Subdivision
5100 Rangeline Service Road North
(Northeast corner of Rangeline Service Road North and Halls Mill Road).
2 Lots / 82.7± Acres

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

At its meeting on October 3, 2013, the Planning Commission waived Section V.B.6 of the Subdivision Regulations and tentatively 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 Lot 1 where no previous dedication was recorded;**
- 2) **revision of the plat to either indicate a current compliant right-of-way width of 300' along Rangeline Road, or dedication sufficient to provide 150' from the centerline of Rangeline Road;**
- 3) **revision of the plat to either indicate a current compliant 60' minimum right-of-way along Demetropolis Road or dedication to provide 30' from the centerline of the right-of-way, not the centerline of the asphalt;**
- 4) **placement of a note on the Final Plat stating that each lot is allowed two curb cuts per street frontage, including the internal street, with the size, location, and design of all curb cuts to be approved by Traffic Engineering and ALDOT (if applicable) and conform to AASHTO standards;**
- 5) **revision of the plat to provide a cul-de-sac with a minimum 60' radius in compliance with Section V.B.14. of the Subdivision Regulations, if no center median is proposed, instead of the hammerhead turn-around on the internal street;**
- 6) **illustration of the 25' minimum building setback line along all street frontages as measured from any required right-of-way dedication;**

- 7) labeling of each lot with its square feet and acres, after any required right-of-way dedication, or the furnishing of a table on the Final Plat providing the same information;
- 8) placement of a note on the Final Plat stating that the maintenance of the common area is the responsibility of the property owners;
- 9) illustration of the existing recorded easement in the Southeast corner of the property, extending along its East side, or vacation of this easement, or portions thereof, prior to signing the Final Plat;
- 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;
- 11) subject to the Engineering comments: *[The following comments should be addressed prior to acceptance and signature by the City Engineer: a.) Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, required notes, legend). b.) Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). c.) Add a signature block and signature for the Owner (notarized), Planning Commission, and Traffic Engineer. d.) Provide a signature block for the City Engineer and County Engineer. e.) Provide and label the monument set or found at each subdivision corner. f.) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. g.) Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). h.) Add a note to the Plat stating that any work performed within this development must comply with all Engineering Department Policy Letters.];*
- 12) subject to the Traffic Engineering comments: *[Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering, and conform to AASHTO standards. The typical section of the proposed roadway, as well as intersection geometrics at any intersecting street, must be approved by Engineering and Traffic Engineering, and conform to all applicable standards. A traffic impact study was completed for the overall site. The land use and layout were general, and the proposed roadways through the site included geometry that is not presently intended. A thorough review of the study was not conducted. Any future subdivision of either lot will require an updated traffic impact study, properly identifying any on- or off-site improvements that will be required to be constructed by the owner/developer.];*

- 13) subject to the Urban Forestry comments: *[Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Preservation status granted for all 50" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the proposed street and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.]; and*
- 14) subject to the 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.)*

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 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.

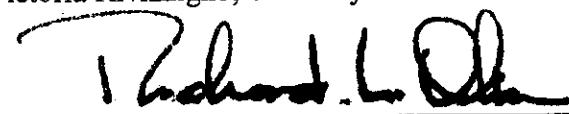
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Joe N. Asarisi, PE / Asarisi & Associates