

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 19, 2007

Charles Chapman
5925 Rangeline Road
Theodore, AL 36582

Re: Case #SUB2007-00250
Safety Source Subdivision, Resubdivision of
East side of Rangeline Road, 300'± South of Rabbit Creek Drive.
2 Lots / 9.3± Acres

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

At its meeting on October 18, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot A is limited to one curb-cut onto the Rangeline Road service road, and that Lot B is limited to one curb-cut onto Abigail Drive, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department;
- 2) 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;
- 3) placement of a note on the final plat stating that no future subdivision of Lot B that results in an increase in the number of lots shall be allowed until additional frontage on a public street is provided;
- 4) depiction of the 25-foot minimum building setback line on the final plat, as depicted on the preliminary plat;
- 5) 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 issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 6) commercial buildings and sites must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate; and

- 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.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 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.