

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 6, 2005

Charles Chapman
Chapman Development Corporation
5821 Rangeline Road
Theodore, AL 36582

Re: Case #SUB2005-00079
Rangeline Park Subdivision, Eighth Addition, Resubdivision of Lots 1 & 2
South side of Rabbit Creek Drive, 500'± East of Rangeline Road.
3 Lots / 2.2± Acres

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

At its meeting on May 5, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) placement of a note on the Final Plat stating that lots 1-3 are limited to one curb cut to be shared by all lots, with curb cut size, location and design to be approved by County Engineering;
- (2) the provision of a 10-foot landscape buffer along the portion of the site fronting Rabbit Creek Drive;
- (3) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits;
- (4) 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; and
- (5) correction of the labeled right-of-way width for Rabbit Creek Drive. It is also recommended that the applicant be advised that submission of a revised composite Rangeline Park subdivision application reflecting changes that have occurred would be appropriate prior to the submission of any future applications.

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.

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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 henley@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Victor McSwain, Secretary

By: /s/ Richard Olsen, Deputy Director of Planning

cc: Polysurveying Engineering – Land Surveying