

**RANGELINE BUSINESS PARK SUBDIVISION,**  
**UNIT TWO, RESUBDIVISION OF LOTS 13, 14 & 15**

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, written legal description, required notes, legend, scale, bearings and distances). b. Add a note to the Plat stating that any proposed development will need to be in accordance with the City of Mobile Storm Water Management and Flood Control Ordinance, latest edition. Storm water detention will be required for any future land disturbing activity. c. 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) will be required prior to the issuance of a Land Disturbance permit. d. Include and label Abigail Drive in the vicinity map. e. Provide and label the monument set or found at each subdivision corner. f. Add a signature block for the Owner, Notary Public, Surveyor, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. g. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. h. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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).

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.

MAWSS Comments: No comments.

The plat illustrates the proposed 2-lot, 3.2 $\pm$  acre subdivision which is located on the North side of Abigail Drive, 1,000' $\pm$  East of Rangeline Service Road, in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide three existing legal lots of record into two legal lots of record.

The proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lots are labeled with their sizes in square feet and acres and this should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

Both lots would front Abigail Drive, the right-of-way width of which is not indicated on the plat. As the recorded plat of Rangeline Business Park, Unit Two, indicates a 50' right-of-way, the plat should be revised to indicate a 50' right-of-way for Abigail Drive. As a means of access management, a note should be required on the Final Plat stating that each lot is limited to one curb cut to Abigail Drive, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

The 25-foot minimum building setback line is depicted on the preliminary plat, and this should be retained on the Final Plat.

There is a common area at the East terminus of Abigail Drive recorded with Rangeline Business Park, Unit Two. As on that recorded plat, a note should be required on the Final Plat stating that the maintenance of all common areas and common detention facilities is the responsibility of the property owners. There is a small portion of a drainage easement at the Northwest corner of proposed Lot A; therefore, a note should be required on the Final Plat stating that no structures may be constructed within the drainage easement.

This is a commercial site and is adjacent to residential use to the North outside the City limits. Therefore, a note should be placed on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations, will be required along the North side upon the development of any lot.

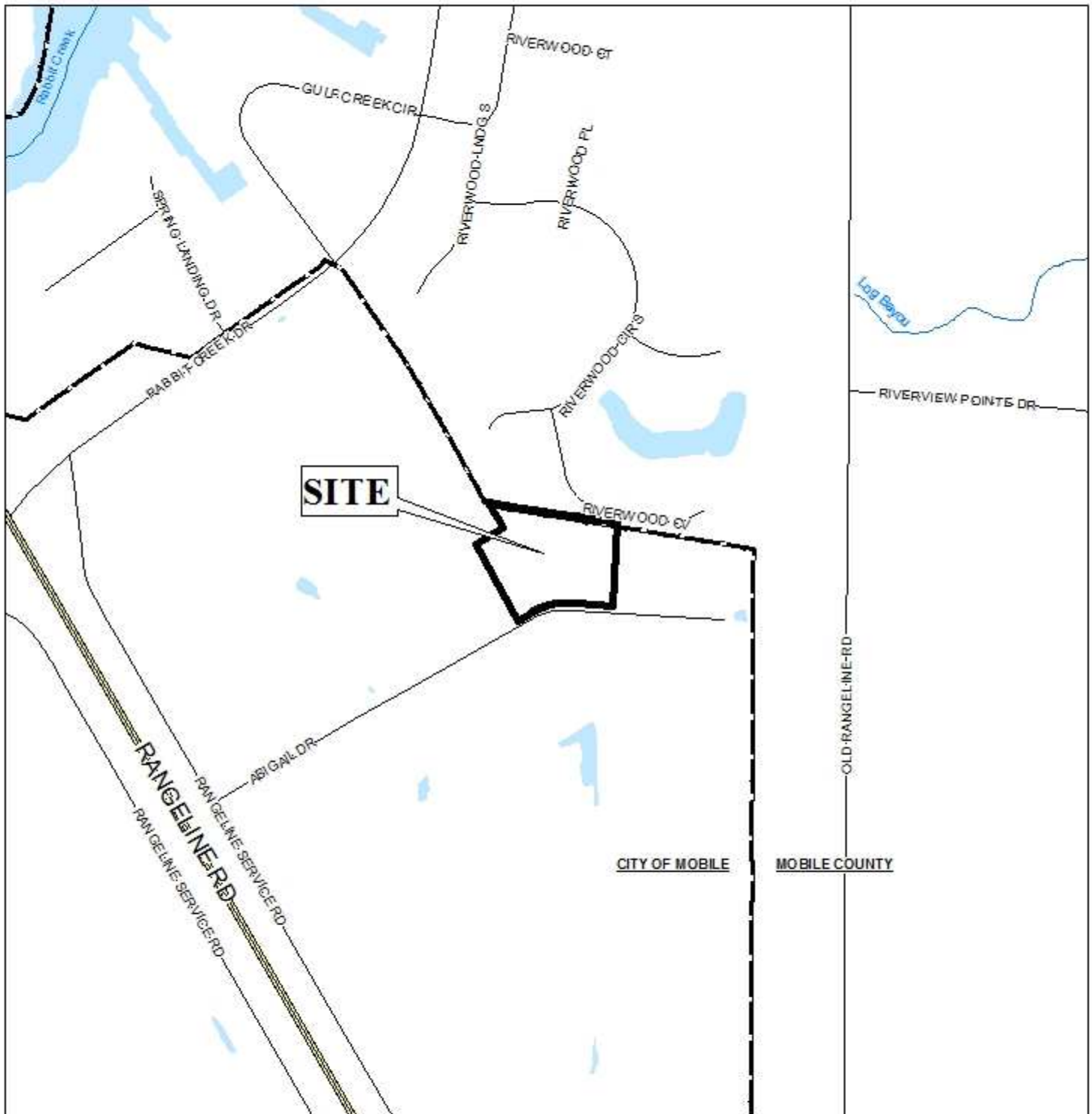
Finally, the geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) revision of the plat to indicate the right-of-way width of Abigail Drive;
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb cut 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;
- 4) retention of the 25' building setback line along Abigail Drive;
- 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) placement of a note on the Final Plat stating that no structures may be constructed within the drainage easement at the Northwest corner of Lot A;
- 7) placement of a note on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations, will be required along the North side upon development of any lot;
- 8) compliance with City 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, written legal description, required notes, legend, scale, bearings and distances). b. Add a note to the Plat stating that any proposed development will need to be in accordance with the City of Mobile Storm Water Management and Flood Control Ordinance, latest edition. Storm water detention will be required for any future land disturbing activity. c. 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) will be required prior to the issuance of a Land Disturbance permit. d. Include and label Abigail Drive in the vicinity map. e. Provide and label the monument set or found at each subdivision corner. f. Add a signature block for the Owner, Notary Public, Surveyor, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. g. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. h. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);*
- 9) compliance with the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
  - 10) compliance with 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).];*
  - 11) compliance with 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.); and*
  - 12) 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.

# LOCATOR MAP



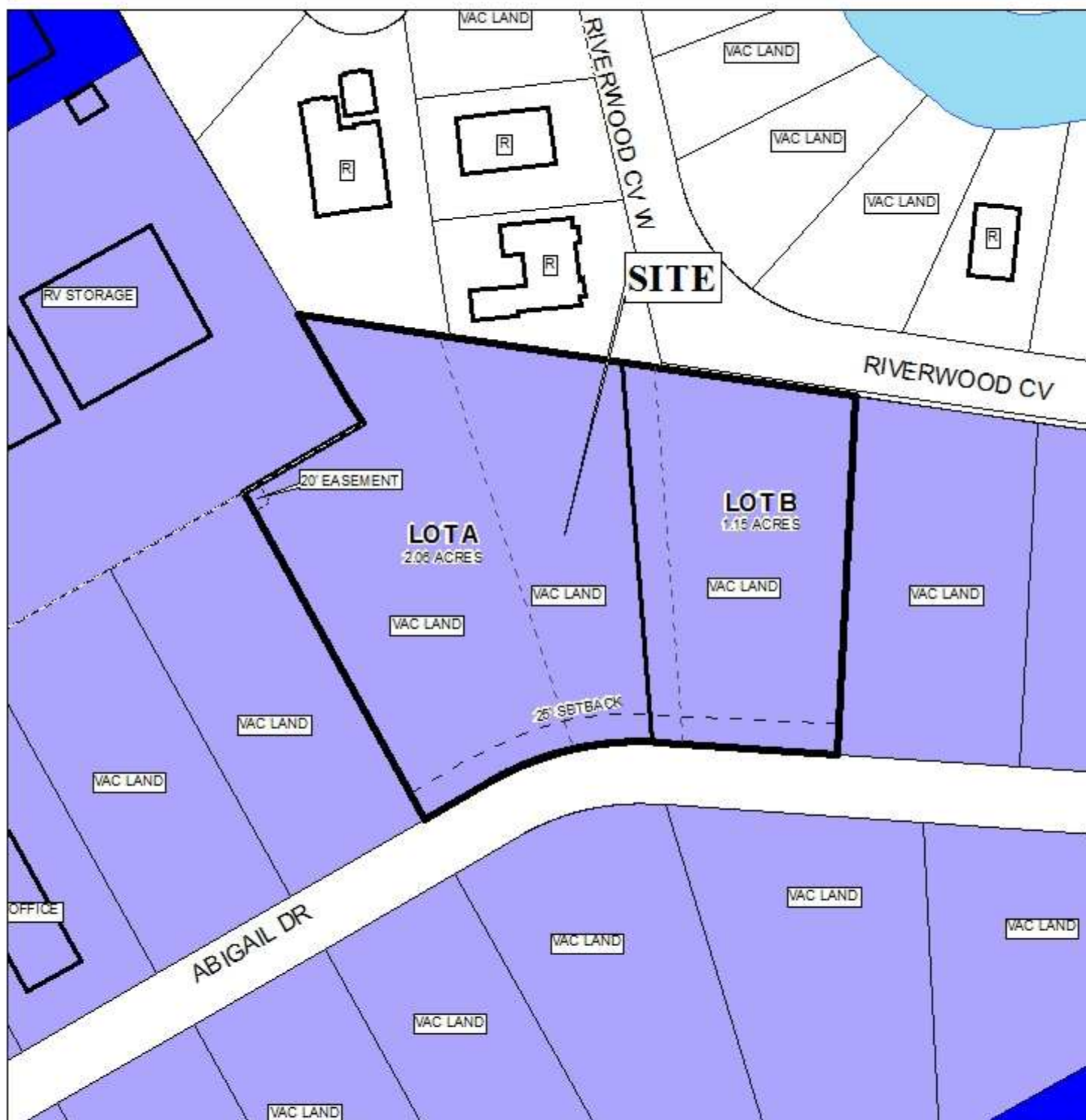
APPLICATION NUMBER 4 DATE December 19, 2013

APPLICANT Rangeline Business Park Subdivision, Unit Two, Resubdivision of Lots 13, 14, & 15

REQUEST Subdivision



# RANGELINE BUSINESS PARK SUBDIVISION, UNIT TWO, RESUBDIVISION OF LOTS 13, 14, & 15



APPLICATION NUMBER 4 DATE December 19, 2013

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

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**RANGELINE BUSINESS PARK SUBDIVISION, UNIT  
TWO, RESUBDIVISION OF LOTS 13, 14, & 15**



APPLICATION NUMBER 4 DATE December 19, 2013

