

REVISED RANGELINE BUSINESS PARK
SUBDIVISION,
UNIT ONE, RE-SUBDIVISION OF LOTS 1 & 2

Engineering Comments: 1) provide a dedication of a minimum 5' along Lot B, or as otherwise approved by the City Engineer; 2) any construction must comply with all storm water and flood control ordinances; 3) any work performed in the existing ROW (right-of-way) will require a Right of Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements; and 4) the plat should show the location of any existing wetlands or state that there are no wetlands present (if applicable).

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.

The plat illustrates the proposed 2-lot, 2.1± acre subdivision, which is located on the South side of Abigail Drive, 495'± East of Rangeline 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 two existing legal lots of record into two legal lots of record via a minor common interior lot line shift. Both lots are currently under one ownership, and the applicant's engineer has furnished a narrative letter explaining that a buyer for Lot 1 (proposed Lot A), wants to have an additional 5' in the vicinity of the drive and parking area along the East side of the lot. The new lot line would basically be parallel to the fence along the property line in that area. Since the Southern portions of the lots are wetlands, the buyer does not wish to purchase the portion further South on Lot 2 (proposed Lot B); therefore, the proposed new property line closes back on the existing property line instead of extending the full length of the property.

The proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. The areas of the lots are depicted on the plat, and should also be shown on the Final Plat in square feet, or a table provided on the Final Plat with the same information, if approved.

Both lots are proposed to front Abigail Drive which is depicted with a 60' right-of-way in front of proposed Lot A, and a 50' right-of-way in front of proposed Lot B; therefore, no dedication would be required. Abigail Drive has been constructed to City standards and accepted by the

City of Mobile. As a means of access management, each lot should be 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. As on the preliminary plat, the 25' minimum building setback line should be illustrated along Abigail Drive on the Final Plat.

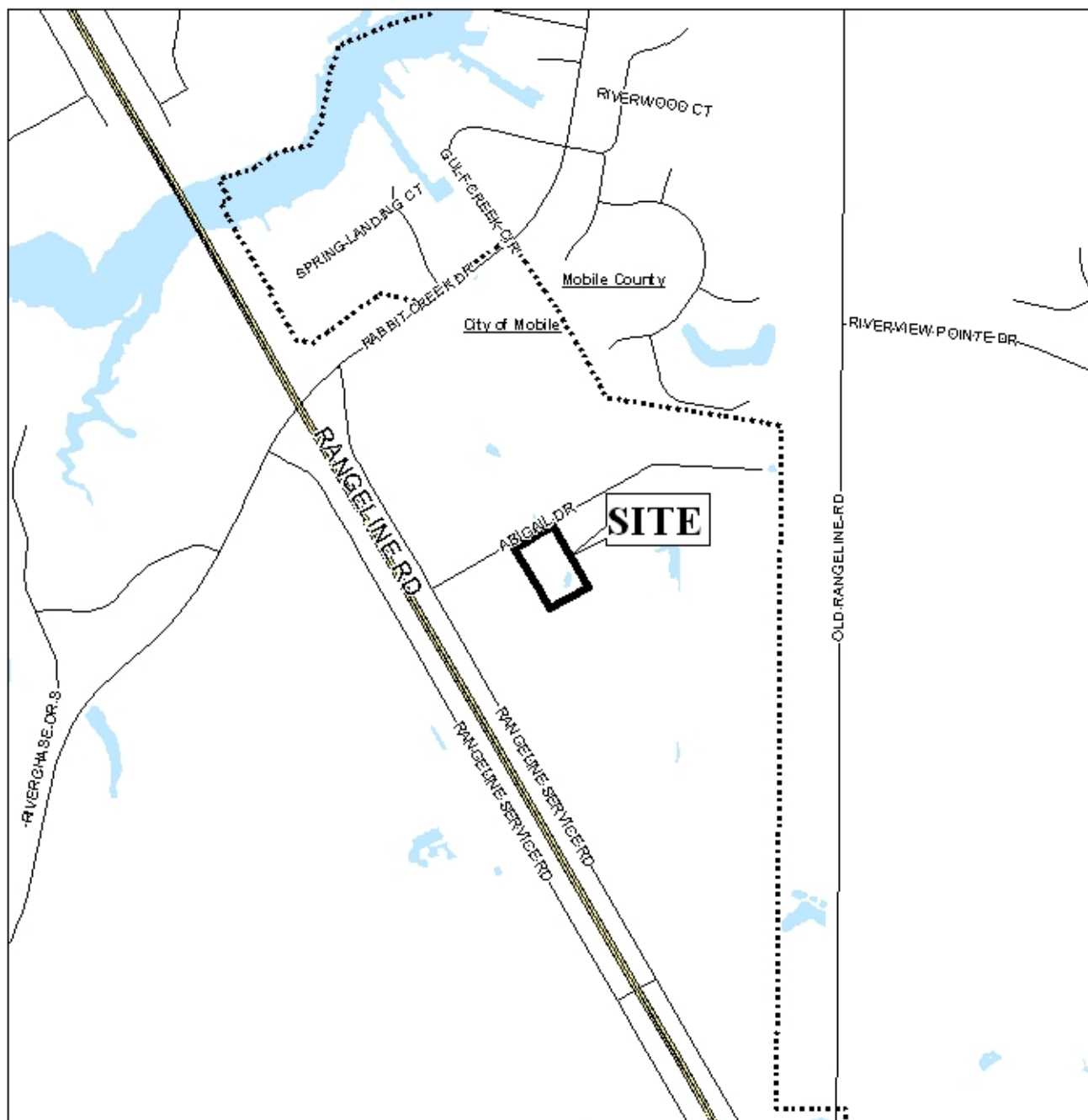
Portions of the lots may contain wetlands. The possible presence of wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

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

- 1) labeling of the lot sizes, in square feet, or provision of a table on the Final Plat with the same information;
- 2) 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;
- 3) depiction of the 25' minimum building setback line along Abigail Drive on the Final Plat;
- 4) placement of a note on the Final Plat stating that approval of all federal, state and local agencies, as necessary due to wetlands, will be required prior to the issuance of any permits;
- 5) placement of a note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 6) subject to the Engineering comments: 1) provide a dedication of a minimum 5' along Lot B, or as otherwise approved by the City Engineer; 2) any construction must comply with all storm water and flood control ordinances; 3) any work performed in the existing ROW (right-of-way) will require a Right of Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements; and 4) the plat should show the location of any existing wetlands or state that there are no wetlands present (if applicable).

LOCATOR MAP



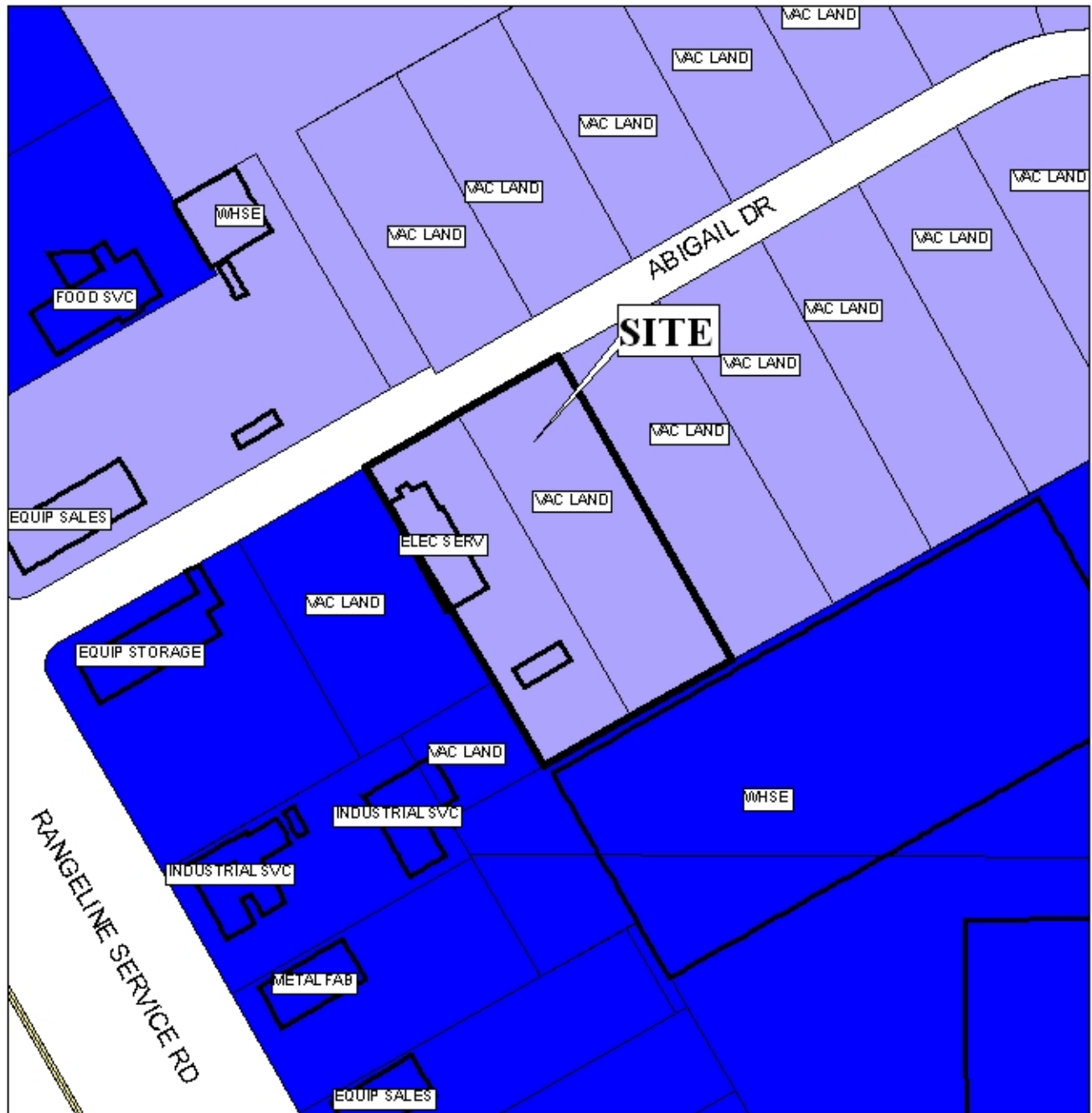
APPLICATION NUMBER 4 DATE December 1, 2011

APPLICANT Revised Rangeline Business Park Subdivision, Unit One, Resubdivision of Lots 1 & 2

REQUEST Subdivision



REVISED RANGELINE BUSINESS PARK SUBDIVISION, UNIT ONE, RESUBDIVISION OF LOTS 1 & 2



APPLICATION NUMBER 4 DATE December 1, 2011

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



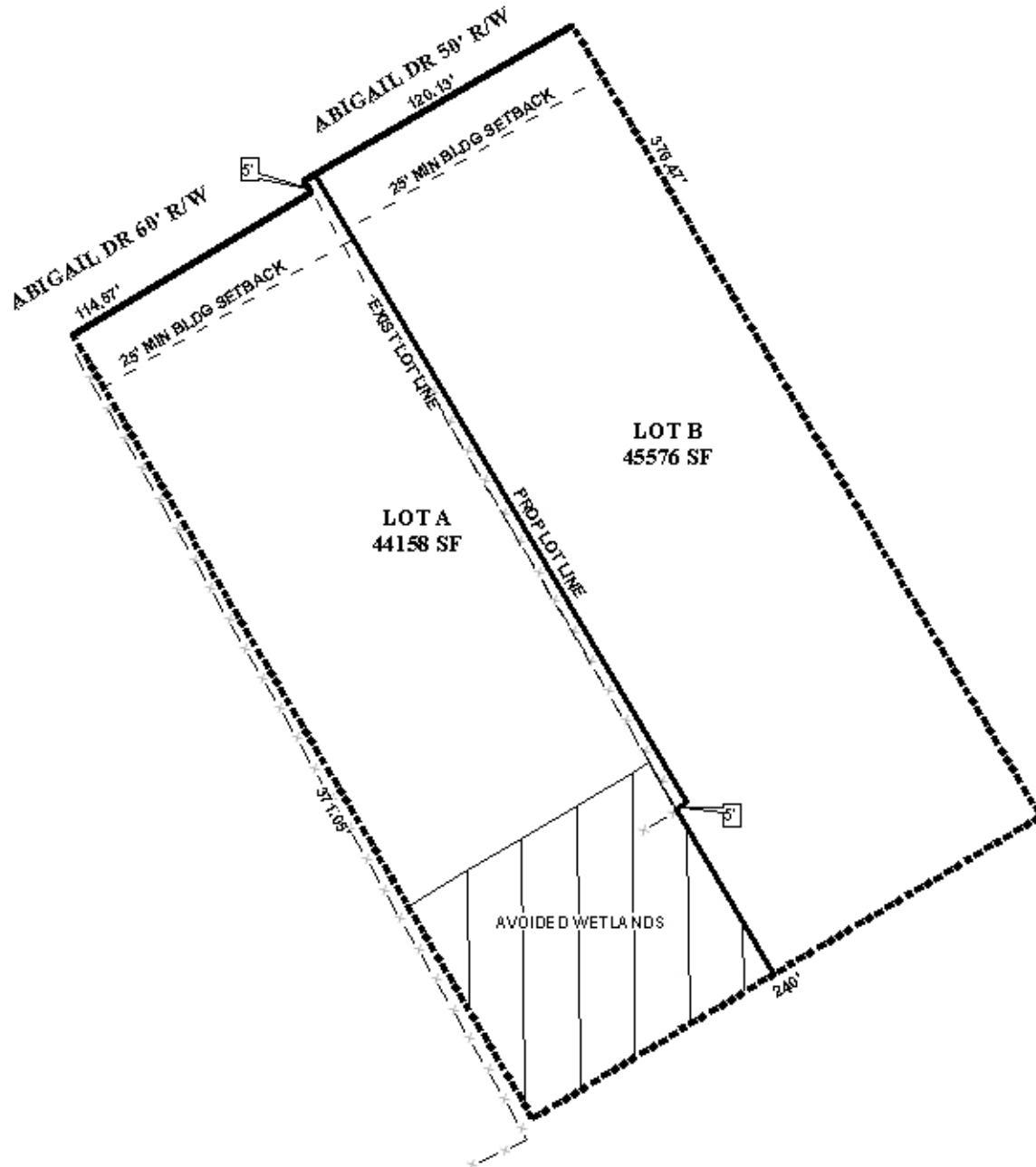
**REVISED RANGELINE BUSINESS PARK SUBDIVISION, UNIT
ONE, RESUBDIVISION OF LOTS 1 & 2**



APPLICATION NUMBER 4 DATE December 1, 2011



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE December 1, 2011

APPLICANT Revised Rangeline Business Park Subdivision, Unit One, Resubdivision of Lots 1 & 2

REQUEST Subdivision

