

RANGELINE BUSINESS PARK SUBDIVISION, **REVISED UNIT 1**

Engineering Comments: Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

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 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.

The plat illustrates the proposed 3 lot, 3.1 acres \pm resubdivision which is located at 3841 Abigail Drive (East terminus of Abigail Drive), and is 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 revise a recorded subdivision from two lots to three lots and to reorient an interior lot line. The subdivision was originally approved by the Planning Commission on July 24, 2008.

The proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. The areas of the lots are not depicted on the plat, and should be shown on the Final Plat in square feet, or a table provided on the Final Plat with the same information, if approved.

The site fronts Abigail Drive, a minor street provided with curb and gutter. The street is depicted with an adequate right-of-way of 50 feet. As such, no further dedication should be required. Abigail Drive is depicted as being "under construction." In the original approval, the Commission put a condition on the plat that no certificate of occupancy would be issued to any building constructed in Unit 1 until Abigail Drive was constructed and accepted for maintenance by Mobile County. Since the original approval, the area has been annexed into the City of Mobile. As such, Abigail Drive would need to be constructed to City of Mobile standards and accepted for maintenance by the City. Further, the proposed Lot 2 and Lot 3 both have the entirety of their frontage on the unfinished portion of Abigail Drive. Because of this, Abigail Drive would need to be completed and dedicated prior to signing of the final plat.

A further complication is the fact that Abigail Drive is proposed to continue through the companion application to this case, Rangeline Business Park Subdivision, Unit Two. Unless a

temporary turnaround is provided by the applicant, the entirety of Abigail Drive should be completed to City Standards and accepted for maintenance prior to signing of the final plat. Once Abigail Drive is completed, each lot should be limited to one curb cut each, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

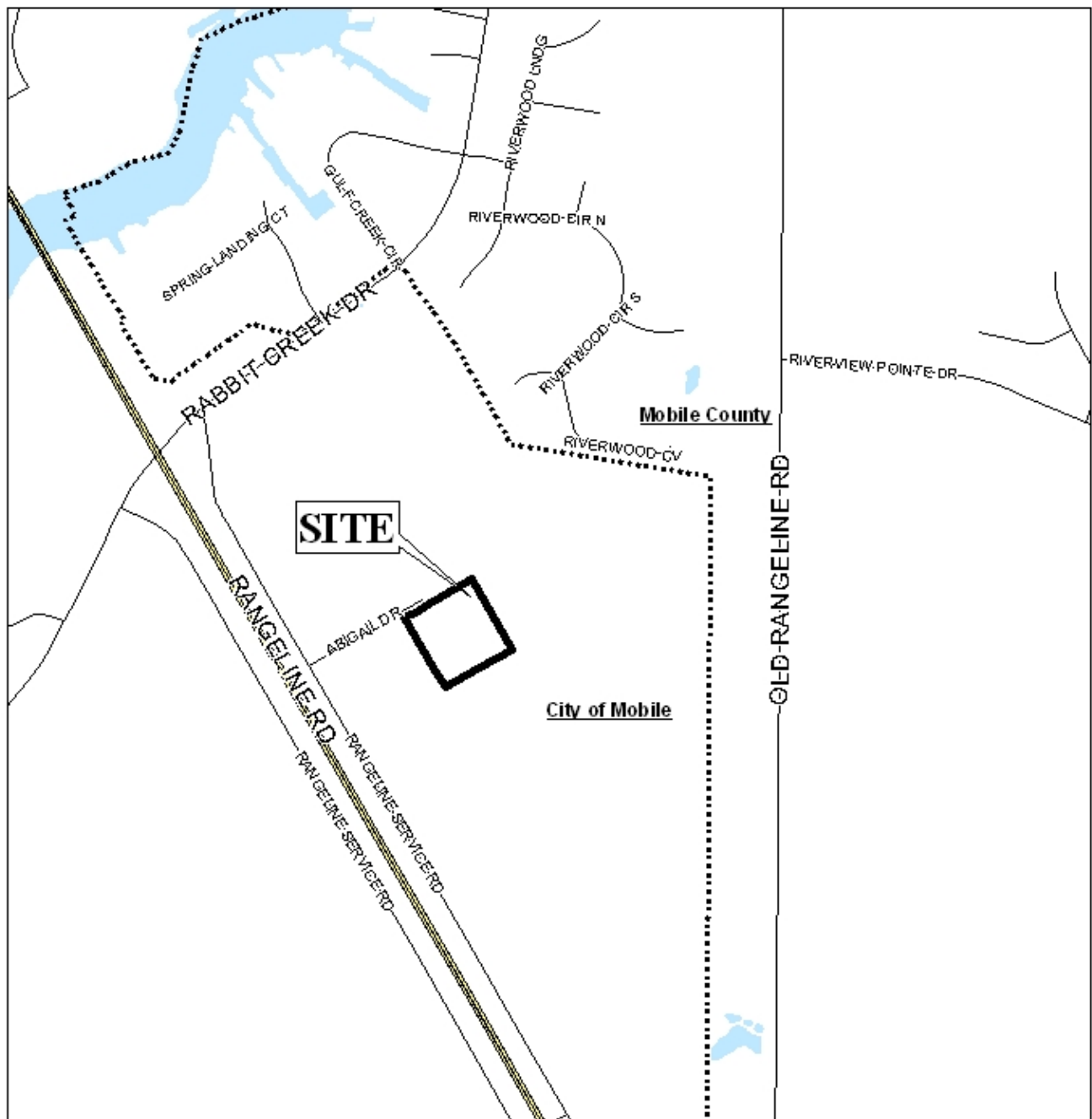
The 25-foot minimum building setback line is depicted on the preliminary plat, and this should be retained on the Final Plat, if approved.

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 application is recommended for tentative approval, subject to the following conditions:

- 1) completion of Abigail Drive to City Standards, and acceptance of the same, either in its entirety, or with a temporary turnaround prior to signing of the Final Plat;
- 2) depiction of the lot area sizes, in square feet, or provision of a table on the Final Plat with the same information;
- 3) retention of the 25-foot minimum building setback line on the Final Plat;
- 4) 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;
- 5) compliance with City Engineering comments: *Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer; and*
- 6) 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.

LOCATOR MAP



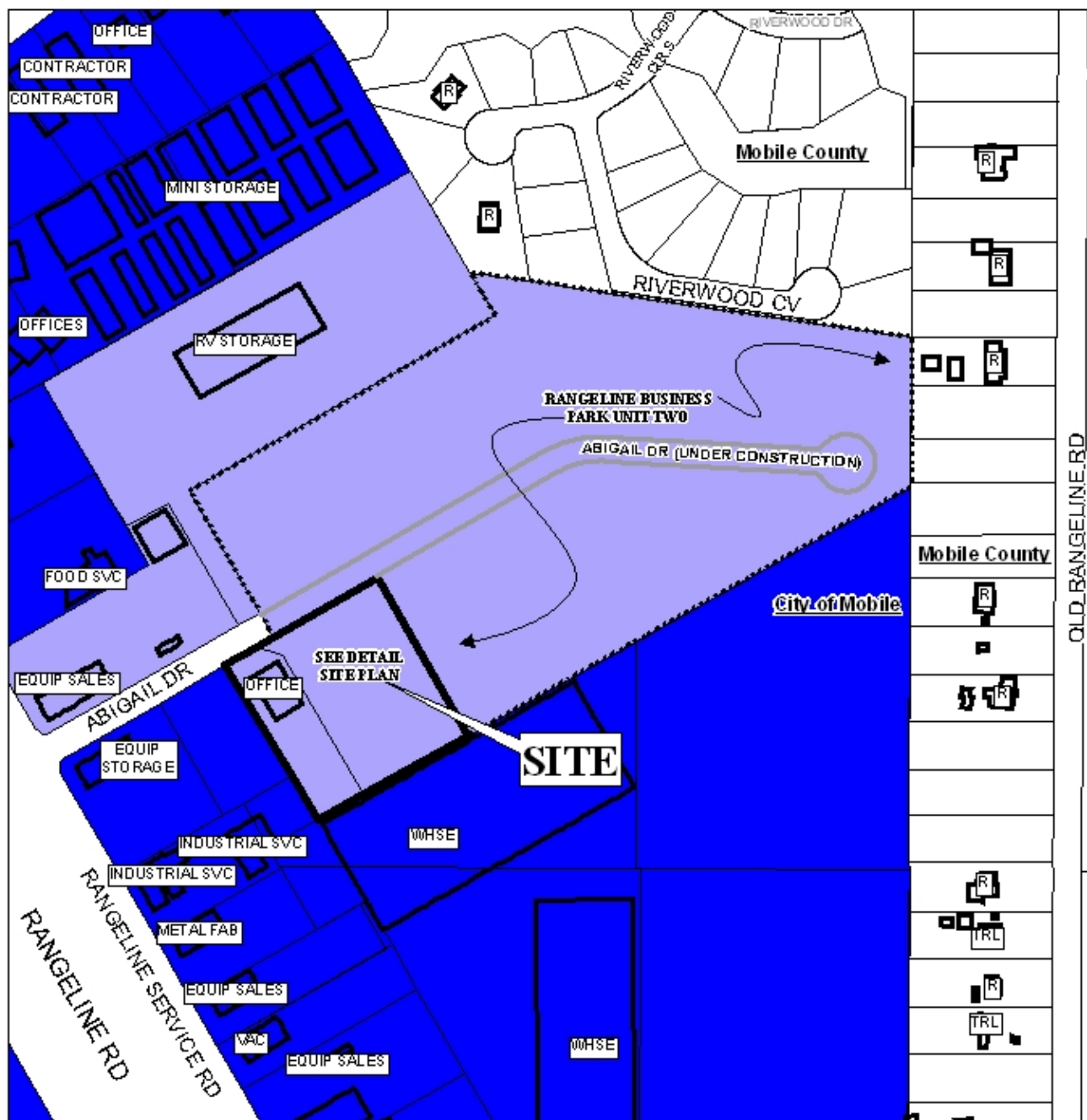
APPLICATION NUMBER 16 DATE February 4, 2010

APPLICANT Rangeline Business Park Subdivision, Revised, Unit One

REQUEST Subdivision



RANGELINE BUSINESS PARK SUBDIVISION, REVISED, UNIT ONE



APPLICATION NUMBER 16 DATE February 4, 2010

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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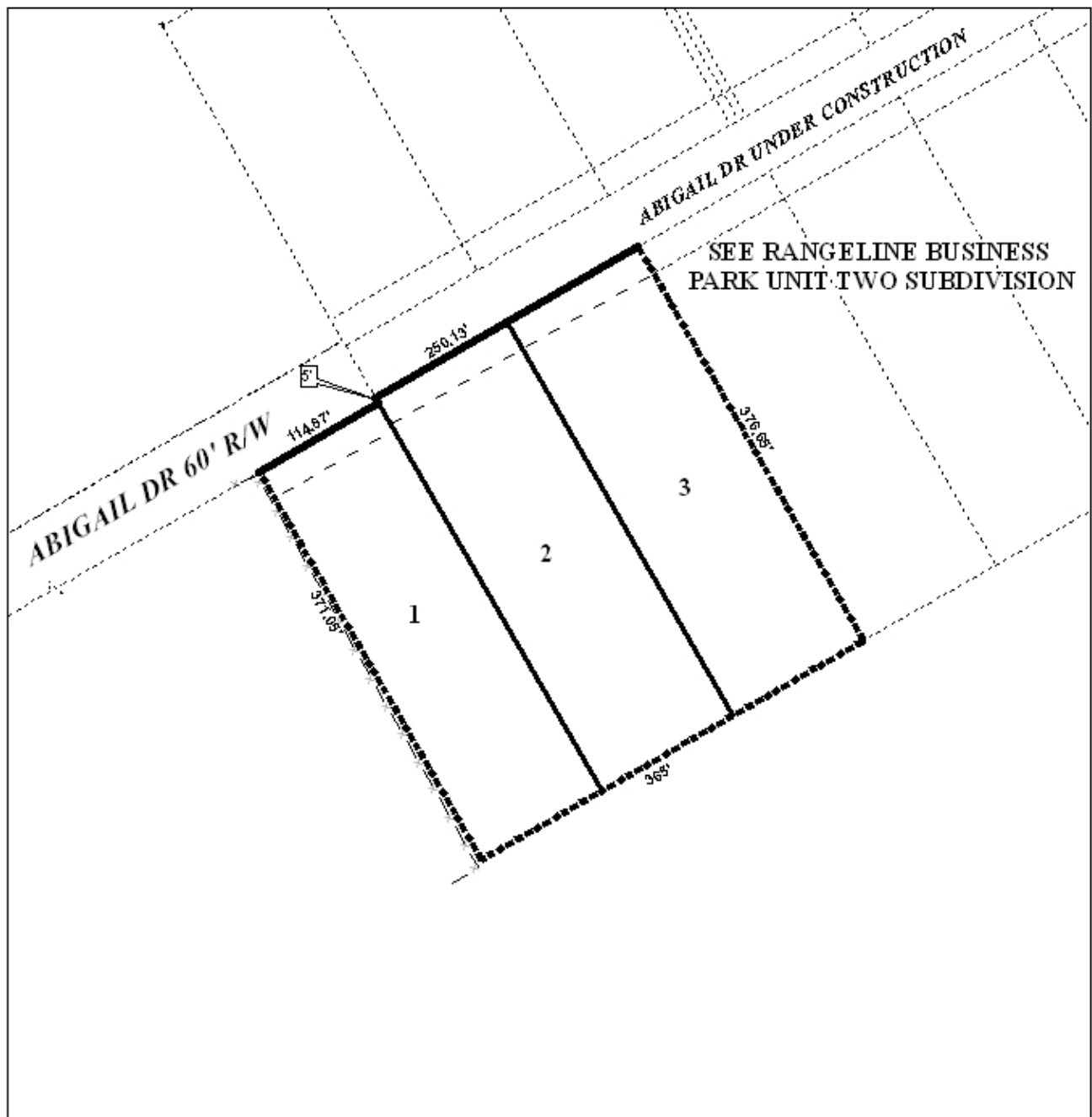
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DETAIL SITE PLAN



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