

RANGELINE BUSINESS PARK SUBDIVISION, UNIT TWO, RESUBDIVISION OF LOTS 10 & 11

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide and label the monument set or found at each subdivision corner.
- C. Add a graphic scale.
- D. The vicinity map is not legible except for the street names.
- E. Show and label all flood zones. New maps went into effect on June 5, 2020.
- F. Provide NOTE 1 that is referenced in the Common Area. The existing DRAINAGE EASEMENT also referenced a NOTE 1 on the original Plat.
- G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- H. Provide the Surveyor's Certificate.
- I. The Drainage Easement along the SE side of LOT A shall be marked as "PRIVATE DRAINAGE EASEMENT".
- J. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOT A will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT A – NONE.
- K. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- L. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- M. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- N. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- O. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- P. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- Q. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting

Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

The plat illustrates the proposed 1-lot, 1.9±-acre subdivision located on the North side of Abigail Drive at its East terminus, in Council District 4. The applicant indicates the site is served by public water and sanitary sewer systems. The purpose of this application is to create one (1) legal lot of record from two (2) legal lots of record.

The site has been given a Light Industry (LI) land use designation per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

LI also includes areas that may be regarded as "industrial business", where the land uses include business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled out in the FLUM, but rather are addressed through zoning.

Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods. Development may take the form of planned campuses in park-like settings or unified design corridors, with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations. Protection buffers may also be required by zoning.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site is part of the Rangeline Business Park Subdivision, Unit Two, a 2.3-acre subdivision recorded in Mobile County Probate Court on August 5, 2010. The subject site is currently undeveloped and the applicant is requesting to remove the interior lot line to create a single legal lot of record.

The proposed lot has frontage along Abigail Drive, a minor street with curbing and gutter illustrating a compliant 50-foot right-of-way. On the North side of the subject site the proposed lot has approximately 100' of frontage along Riverwood Cove, a minor street without curb and gutter located outside of the Mobile City Planning Jurisdiction. It should be noted that the preliminary plat incorrectly illustrates Riverwood Cove as Karen Place and should be revised on the Final Plat.

The proposed lot will exceed the minimum size requirements for lots served by public water and sanitary sewer systems, and it is appropriately labeled in both square feet and acres. This information should be retained on the Final Plat, if approved; or provision of a table on the Final Plat with the same information may suffice.

The 25-foot minimum building setback line is illustrated along Abigail Drive, per Section V.D.9. of the Subdivision Regulations, and should be retained on the Final Plat, if approved. The 25-foot minimum building setback line is not illustrated along Riverwood Cove. As such, if approved, the Final Plat should be revised to illustrate a compliant setback line along Riverwood.

For access management, a note should be placed on the Final Plat, if approved, stating Traffic Engineering comments. Additionally, the previous subdivision approved in August of 2010

included a note limiting the subject site to a single curb cut onto Abigail Drive. A note which should be retained on the Final Plat.

The preliminary plat indicates an existing drainage easement along the Eastern lot line of the subject site. Therefore, a note should be required on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder.

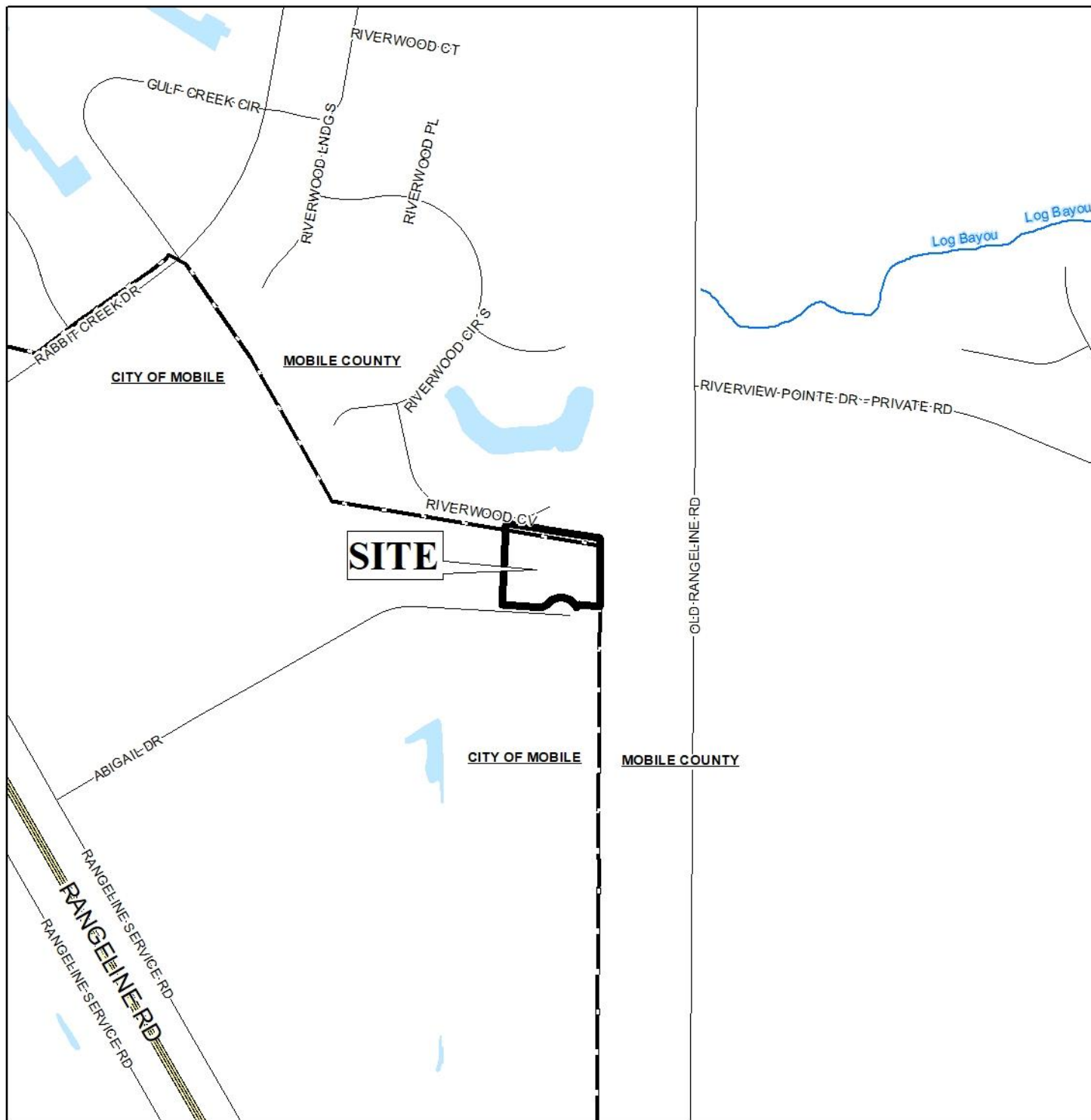
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) Revision of the Final Plat to change the label for “Karen Place” to “Riverwood Cove”;
- 2) Retention of the lot’s size in acres and square feet on the Final Plat, or provision of a table on the Final Plat providing the same information;
- 3) Retention of the 25-foot minimum building setback line along Abigail Drive, in compliance with Section V.D.9. of the Subdivision Regulations;
- 4) Depiction of a 25-foot minimum building setback line where the subject site fronts Riverwood Cove;
- 5) Inclusion of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
- 6) Compliance with Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A) Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Provide and label the monument set or found at each subdivision corner. C) Add a graphic scale. D) The vicinity map is not legible except for the street names. E) Show and label all flood zones. New maps went into effect on June 5, 2020. F) Provide NOTE 1 that is referenced in the Common Area. The existing DRAINAGE EASEMENT also referenced a NOTE 1 on the original Plat. G) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H) Provide the Surveyor’s Certificate. I) The Drainage Easement along the SE side of LOT A shall be marked as “PRIVATE DRAINAGE EASEMENT”. J) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOT A will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT A – NONE. K) Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. L) Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. M) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. N) Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. O) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. P) Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for*

review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. Q) After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 7) *Placement of a note on the Final Plat stating Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 8) *Compliance with 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 9) *Compliance with Fire Department comments and placement of a note: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and,*
- 10) *Full compliance with all other Codes and Ordinances.*

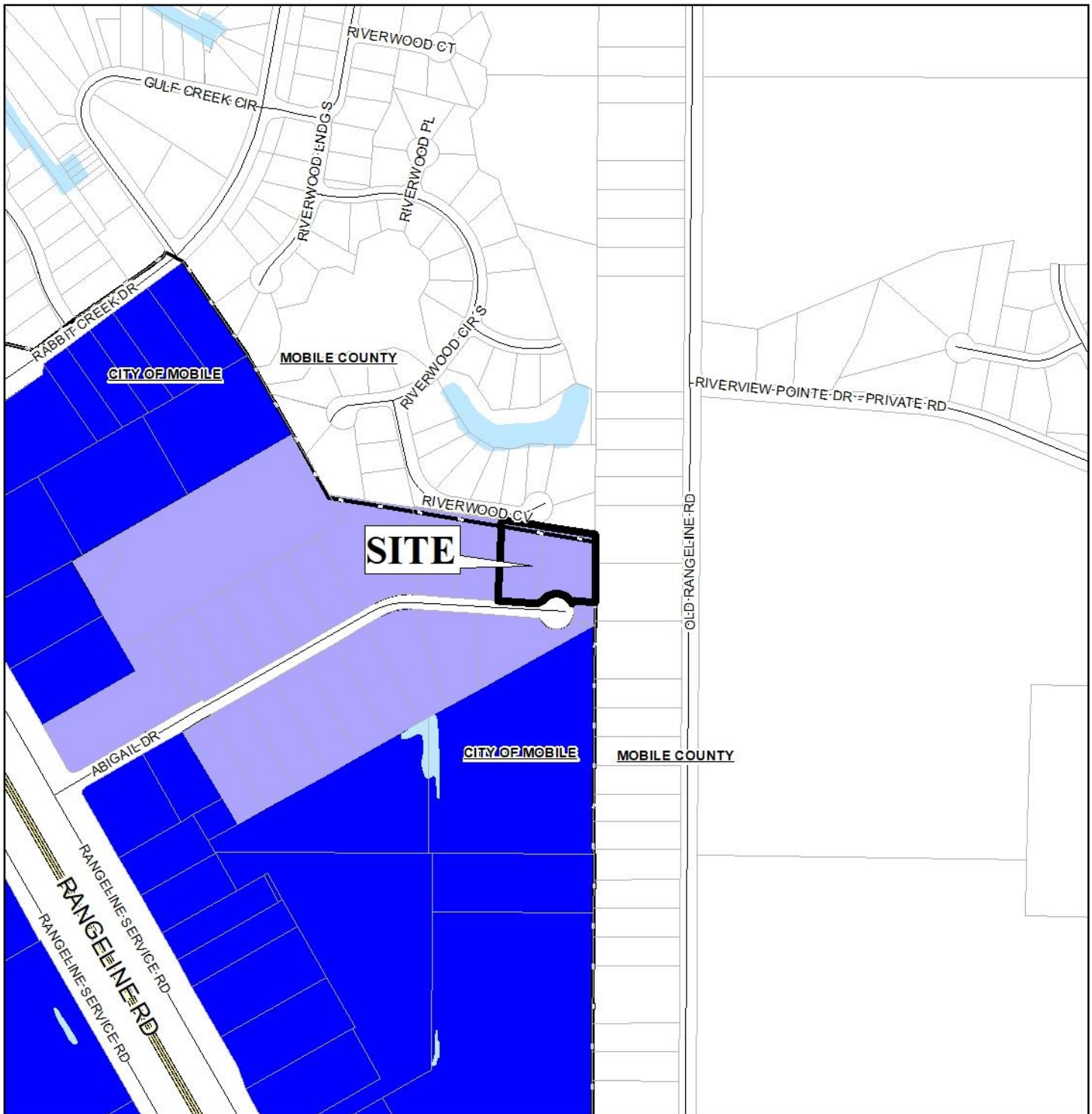
LOCATOR MAP



APPLICATION NUMBER 5 DATE March 17, 2022
APPLICANT Rangeline Business Park Subdivision, Unit Two, Resubdivision of Lots 10 & 11
REQUEST Subdivision



LOCATOR ZONING MAP



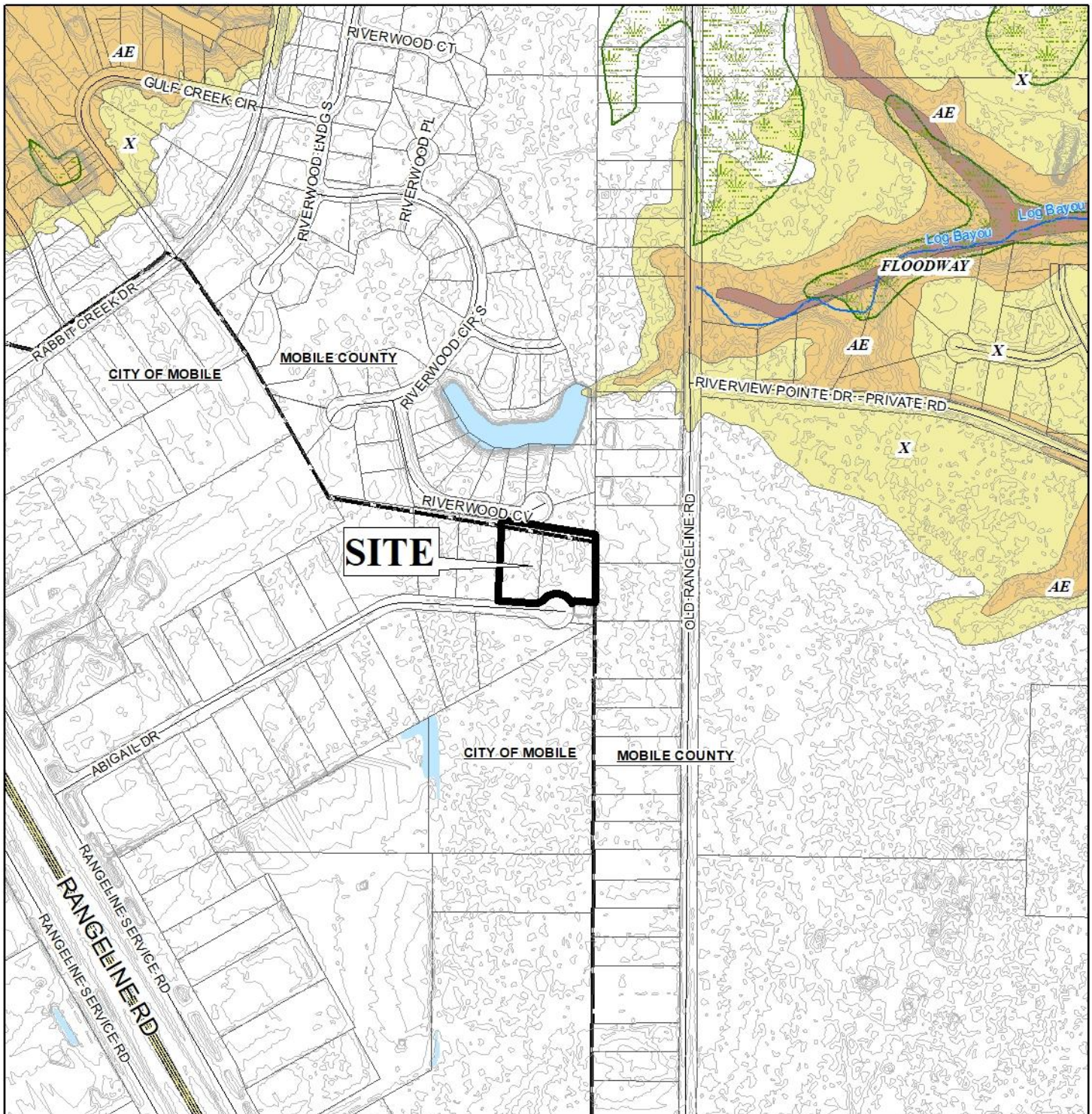
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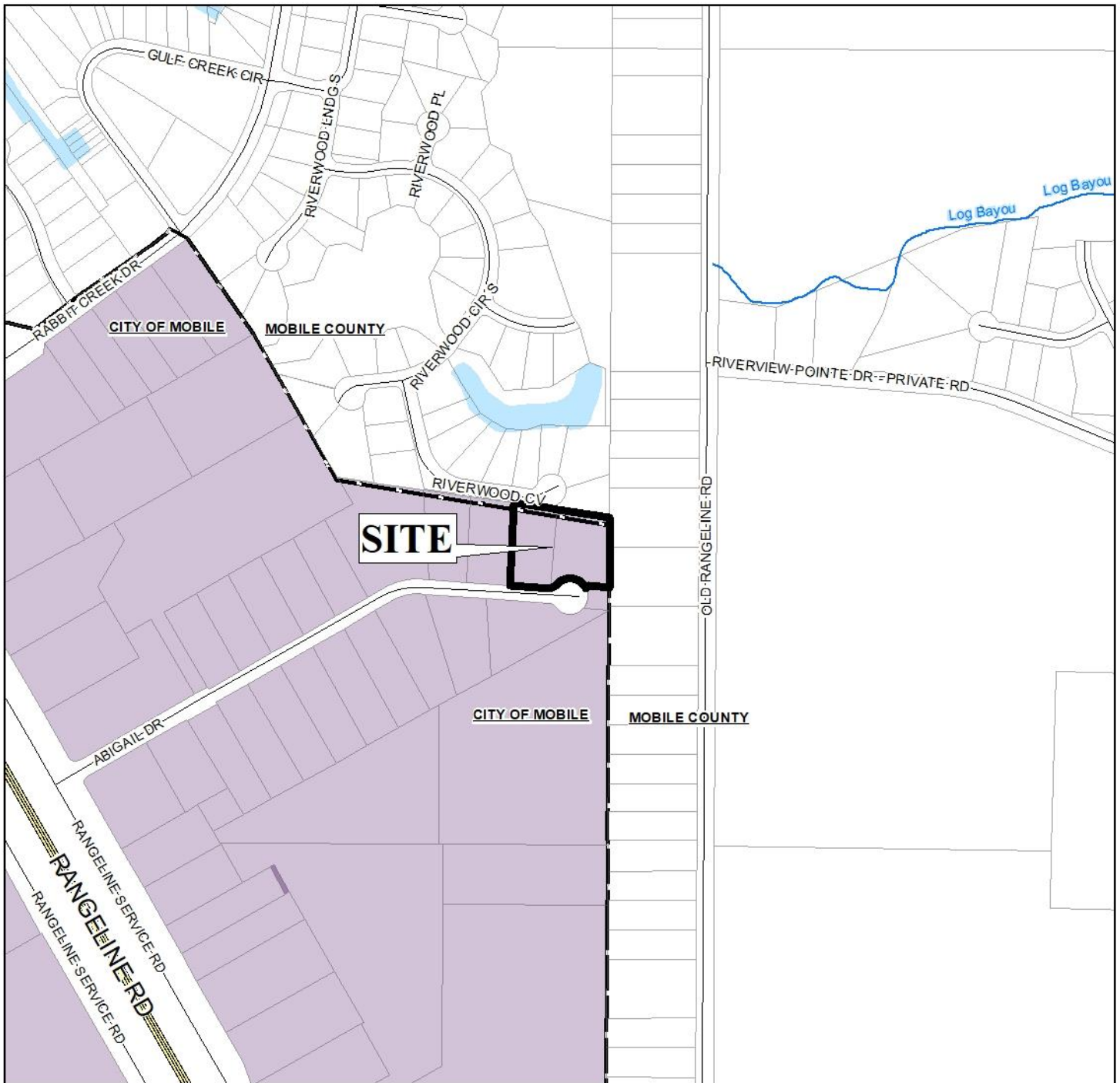
ENVIRONMENTAL LOCATOR MAP



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FLUM LOCATOR MAP



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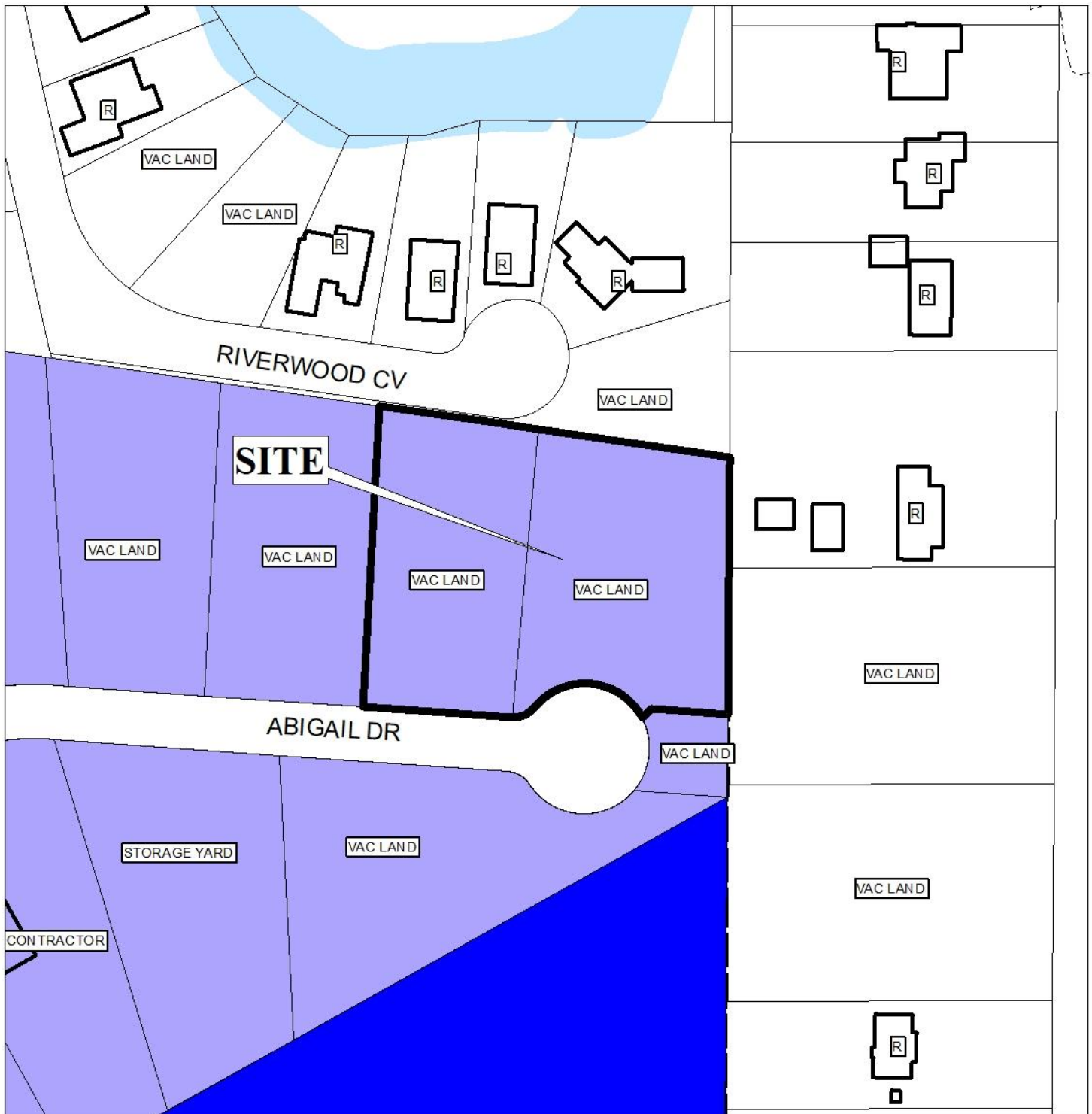
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REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



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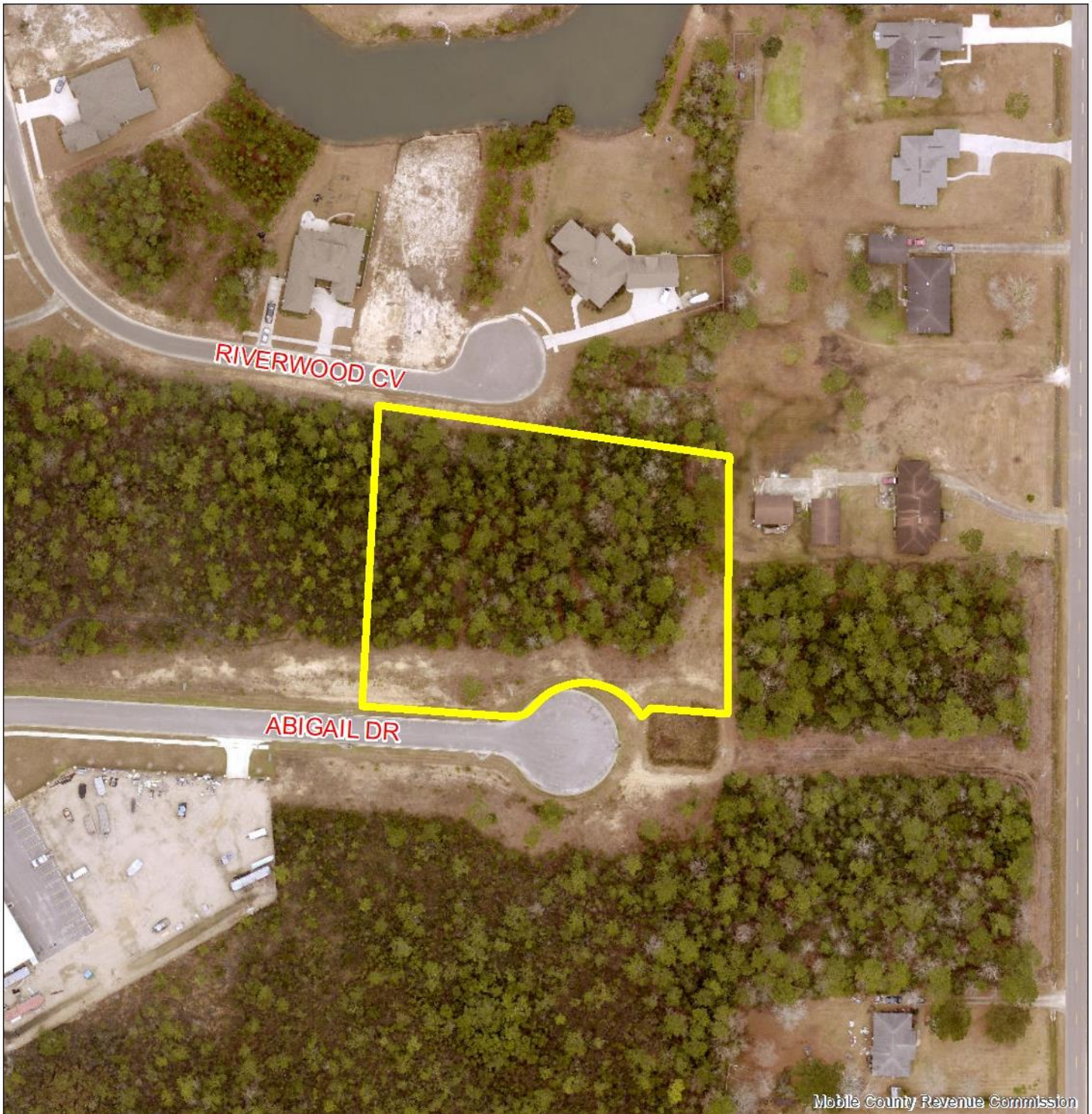


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



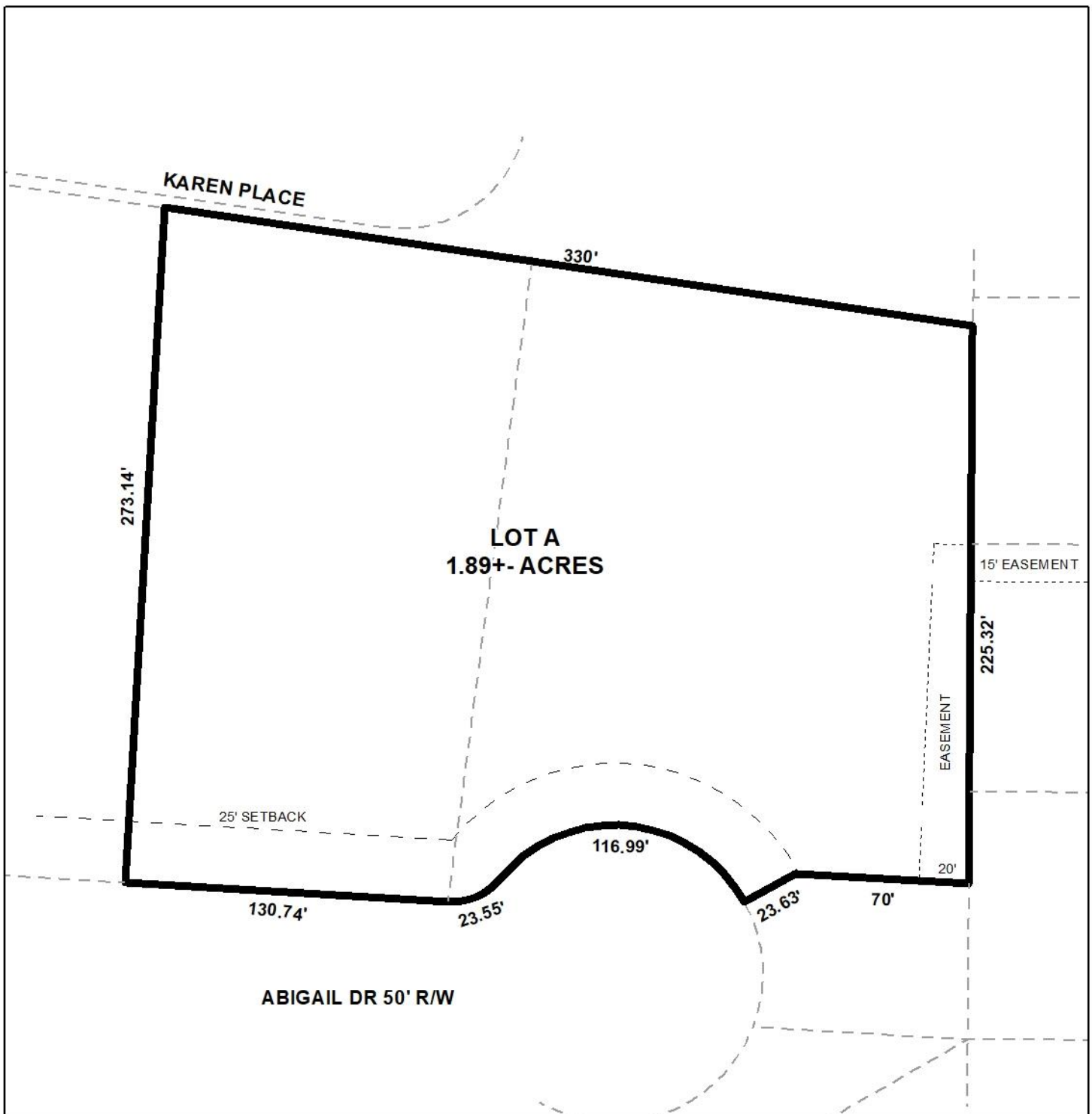
**RANGELINE BUSINESS PARK SUBDIVISION, UNIT
TWO, RESUBDIVISION OF LOTS 10 & 11**



APPLICATION NUMBER 5 DATE March 17, 2022



DETAIL SITE PLAN



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APPLICANT Rangeline Business Park Subdivision, Unit Two, Resubdivision of Lots 10 & 11
REQUEST Subdivision

