

## **RANGELINE BUSINESS PARK SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

*Revised Fire-Rescue Department Comments:* All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate. All projects within the Mobile County Fire Jurisdiction must comply with the 2006 International Fire Code, as adopted.

The plat illustrates the proposed 20 lot, 21.2 ± acre subdivision which is located at the East terminus of Abigail Drive (to be constructed). The applicant states that the subdivision is served by public water and sanitary sewer facilities.

The purpose of this application is to create legal lots from what appears to be a portion of a metes and bounds parcel. This parcel was at one time part of a larger composite plan for Rangeline Park Subdivision. However, several years ago the Northern portion of that composite was removed, and was resubmitted as a residential subdivision. The current application includes the remainder of land contained in the original composite plan.

A residential subdivision, Riverwood Estates, Phase Three, is proposed along the Northeastern boundary of the site. Dimensions and bearings from the tentatively approved plat for Riverwood Estates, Phase Three indicate that there is a discrepancy between the residential plat and the Rangeline Business Park plat: the discrepancy between the plats should be resolved prior to any further review by the Planning Commission.

A portion of the site 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.

The proposed subdivision will require the construction of a street. The street should be constructed to Mobile County standards, and accepted by the County prior to the recording of the final plat.

Due to the limited width of each lot, each lot should be restricted to one curb-cut, with the size, design and location to be approved by the Mobile County Engineering Department.

This site is located in Mobile County, thus a note should be placed 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.

Finally, while the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the

development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering. If detention facilities will be required, the plat should be revised to depict common areas that will be used for detention, if required.

Based upon the preceding, this application is recommended for Holdover until the September 6 meeting, with revisions due to the Planning Section of Urban Development by Noon on August 13, 2007, so that the following can take place:

- 1) revision of the plat to ensure that the boundary line between the proposed Riverwood Estates Subdivision, Phase Three, and the proposed Rangeline Business Park Subdivision match;
- 2) revision of the plat to label each lot with its size in square feet, or placement of a table on the plat with the same information;
- 3) placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering Department;
- 4) placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 5) revision of the plat to depict and label common area detention facilities, if required; and
- 6) 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.

***Revised for the August 16<sup>th</sup> meeting:***

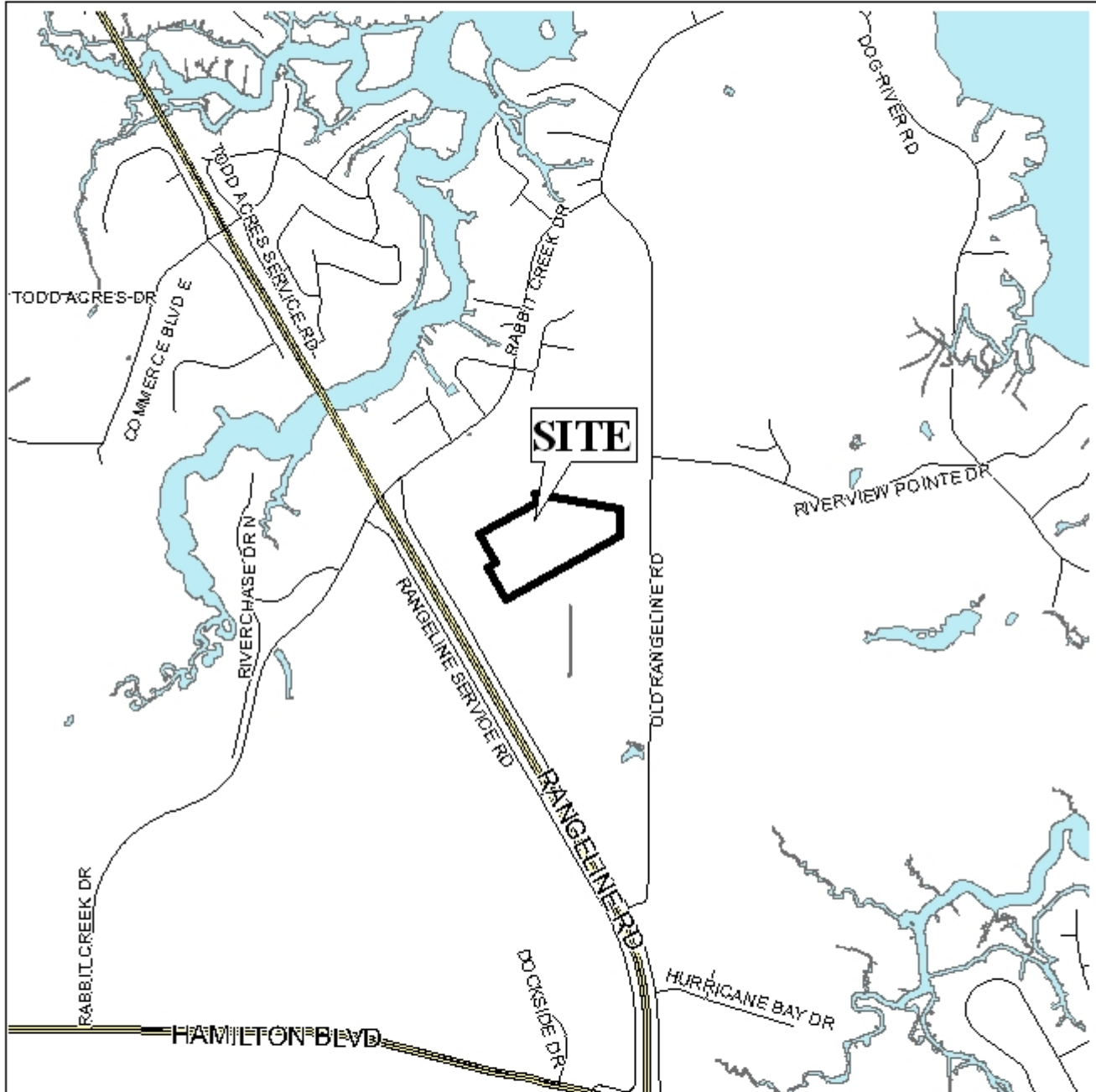
*The application was heldover until the August 16<sup>th</sup> meeting, at the applicant's request. A revised plat was submitted, resolving the boundary issue.*

*The proposed cul-de-sac, at 1,360 feet just within this subdivision, will exceed the length recommended by Section V.B.6. of the Subdivision Regulations. Furthermore, the site is within the City of Mobile Fire-Rescue jurisdiction, thus the design of the cul-de-sac must comply with the requirements of Mobile Fire-Rescue. Approval by the Planning Commission should be contingent upon the subdivision complying with the requirements of Mobile Fire-Rescue.*

*With a waiver of Section V.B.6., contingent upon compliance with requirements of Mobile Fire-Rescue, the revised plat is recommended for Tentative Approval, subject to the following conditions:*

- 1) revision of the plat to reflect any requirements of the City of Mobile Fire-Rescue Department regarding the design of Abigail Drive;*
- 2) construction of Abigail Drive to Mobile County standards, and dedication of the road to Mobile County;*
- 3) revision of the plat to label each lot with its size in square feet, or placement of a table on the plat with the same information;*
- 4) placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering Department;*
- 5) placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;*
- 6) revision of the plat to depict and label common area detention facilities, if required, and the provision of a note stating that the maintenance of said facilities is the responsibility of the property owners;*
- 7) approval of federal, state and local agencies, as necessary due to wetlands, prior to the issuance of any permits; and*
- 8) 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.*

## LOCATOR MAP



APPLICATION NUMBER 10 DATE August 16, 2006

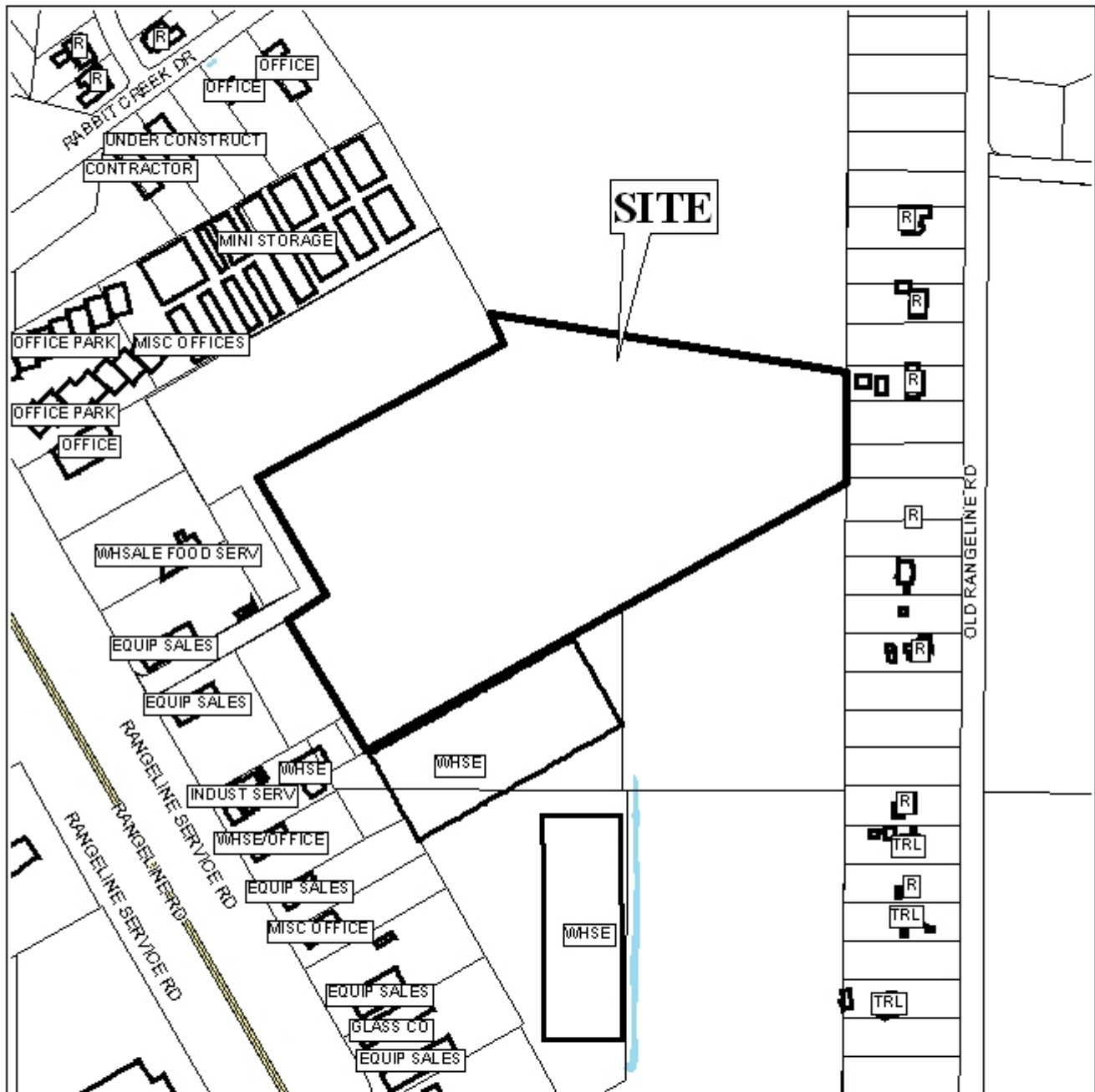
APPLICANT Rangeline Business Park Subdivision

REQUEST Subdivision



NTS

# RANGELINE BUSINESS PARK SUBDIVISION



APPLICATION NUMBER 10 DATE August 16, 2007

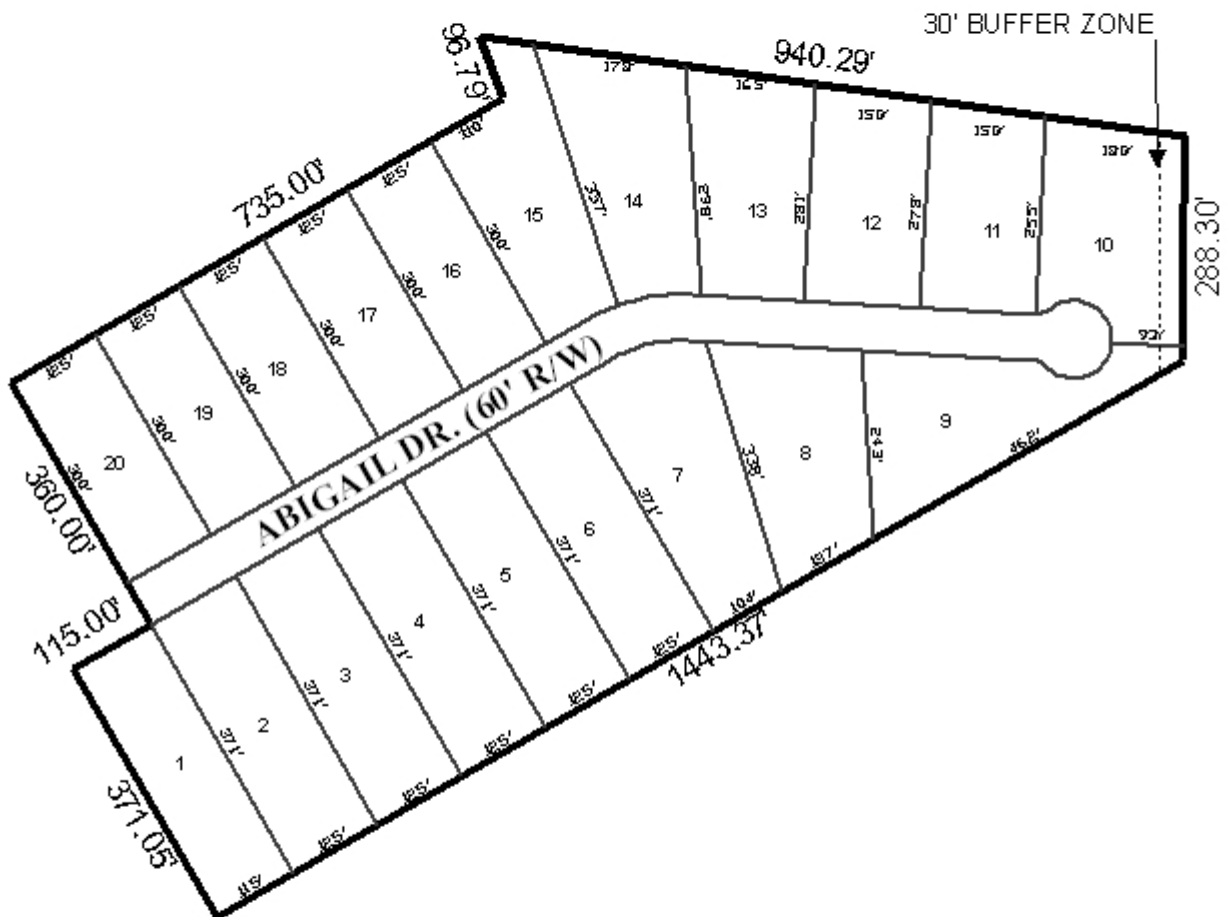
LEGEND

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



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# DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE August 16, 2007

APPLICANT Rangeline Business Park Subdivision

REQUEST Subdivision



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