

RANGELINE BUSINESS PARK SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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 issuance of any permits.

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 19 lot, 21.2 \pm 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.

An application to create 20 lots for this site was approved by the Planning Commission at its August 16, 2007 meeting, however, that plat has not been recorded. This application is different from the 2007 application in that proposed Lot 2 is twice as wide, and has a wedge-shaped portion that appears to link to the existing paved segment of Abigail Drive: the wedge implies that the applicant intends to record the plat in phases, and that they do not intend to construct any portion of Abigail Drive as part of the initial phase. If phasing is proposed, it should be depicted on the plat.

Abigail Drive currently stubs into the site, and has a temporary turn-around. The proposed cul-de-sac extension, at 1,360 feet 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. Abigail Drive should be built and dedicated to Mobile County where it is adjacent to any lot being included in a phase of development: a temporary or permanent cul-de-sac with a right-of-way diameter of 120-feet, and pavement diameter of 96-feet should be provided and depicted. The street should be constructed to Mobile County standards, and accepted by the County prior to the recording of the final plat, or any phase thereof.

Due to the limited width of 17 of the 19 lots, all lots should be restricted to one curb-cut, with the exception of Lots 2 and 8, which are limited to two curb-cuts each, with the size, design and location to be approved by the Mobile County Engineering Department.

No detention facilities are depicted on the plat, but may be required. The plat should be revised to depict any common area detention facilities, if anticipated.

A residential subdivision, Riverwood Estates, Phase Three, borders the Northeastern boundary of the site. Any commercial development within the Rangeline Business Park subdivision will be required to provide a buffer which complies with Section V.A.7. of the Subdivision Regulations. A note should be placed on the plat, if approved, requiring buffer compliance.

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 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.

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.

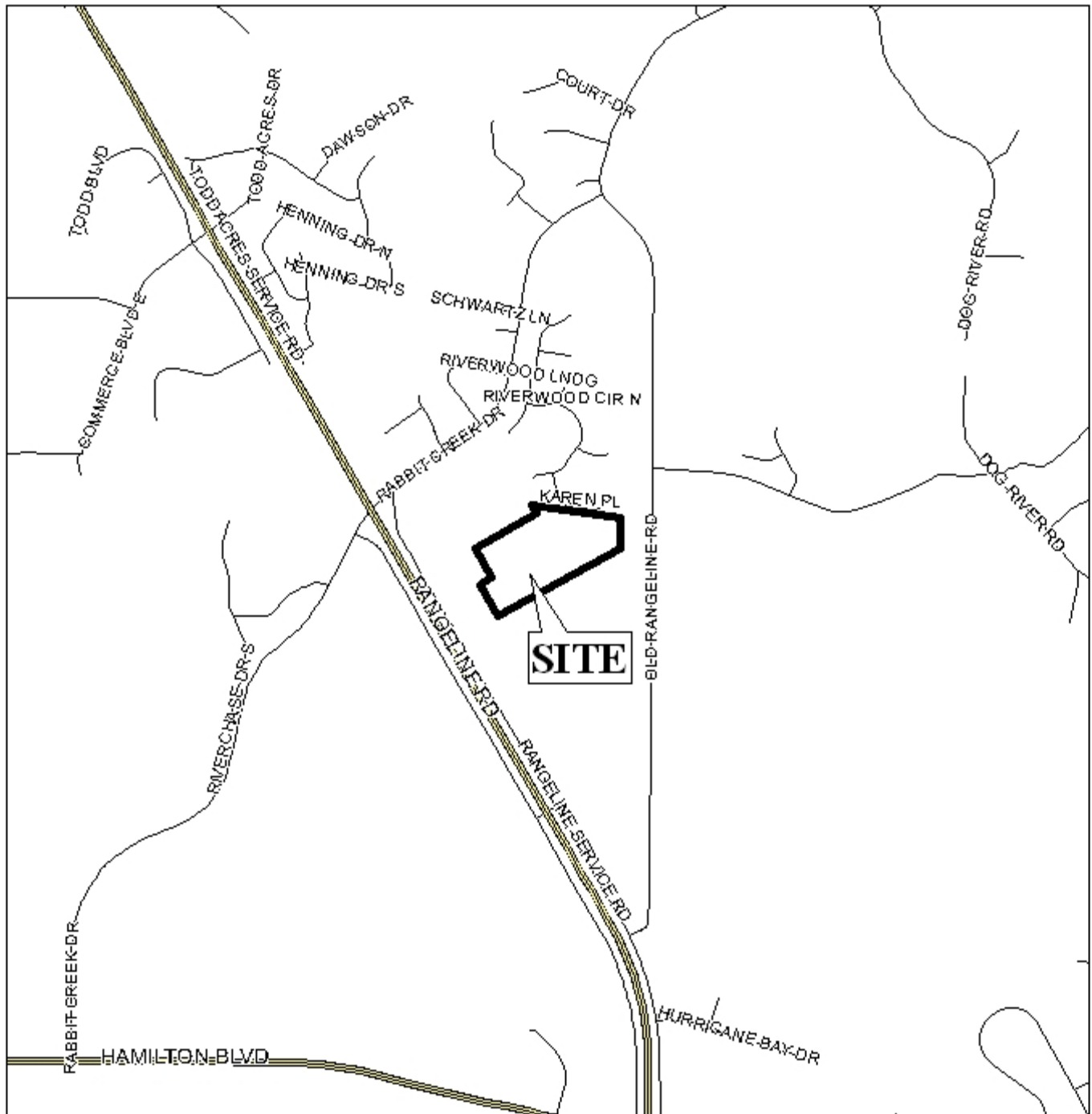
Based upon the preceding, this application is recommended for Holdover until the August 21st meeting, with revisions due to the Planning Section of Urban Development by Noon on August 1st, 2008, so that the following can take place:

- 1) Revision of the plat to reflect any requirements of the City of Mobile Fire-Rescue Department regarding the design of Abigail Drive;
- 2) Revision of the plat to depict any proposed phases of recording;
- 3) Depiction of Abigail Drive as being constructed to Mobile County standards along the entire length of any lot being recorded in phases, with temporary or permanent turn-arounds meeting the requirements of Sections V.B.14. and 15. of the Subdivision Regulations;
- 4) 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;
- 5) Placement of a note on the plat stating that Lots 1, 3-7 and 9-19 are limited to one curb-cut, and that Lots 2 and 8 are limited to two curb-cuts each, with the size, design and location to be approved by Mobile County Engineering Department;
- 6) 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;

- 7) 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;
- 8) Placement of a note on the plat stating that approval of federal, state and local agencies, as necessary due to wetlands, prior to the issuance of any permits;
- 9) Placement of a note on the 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
- 10) 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.

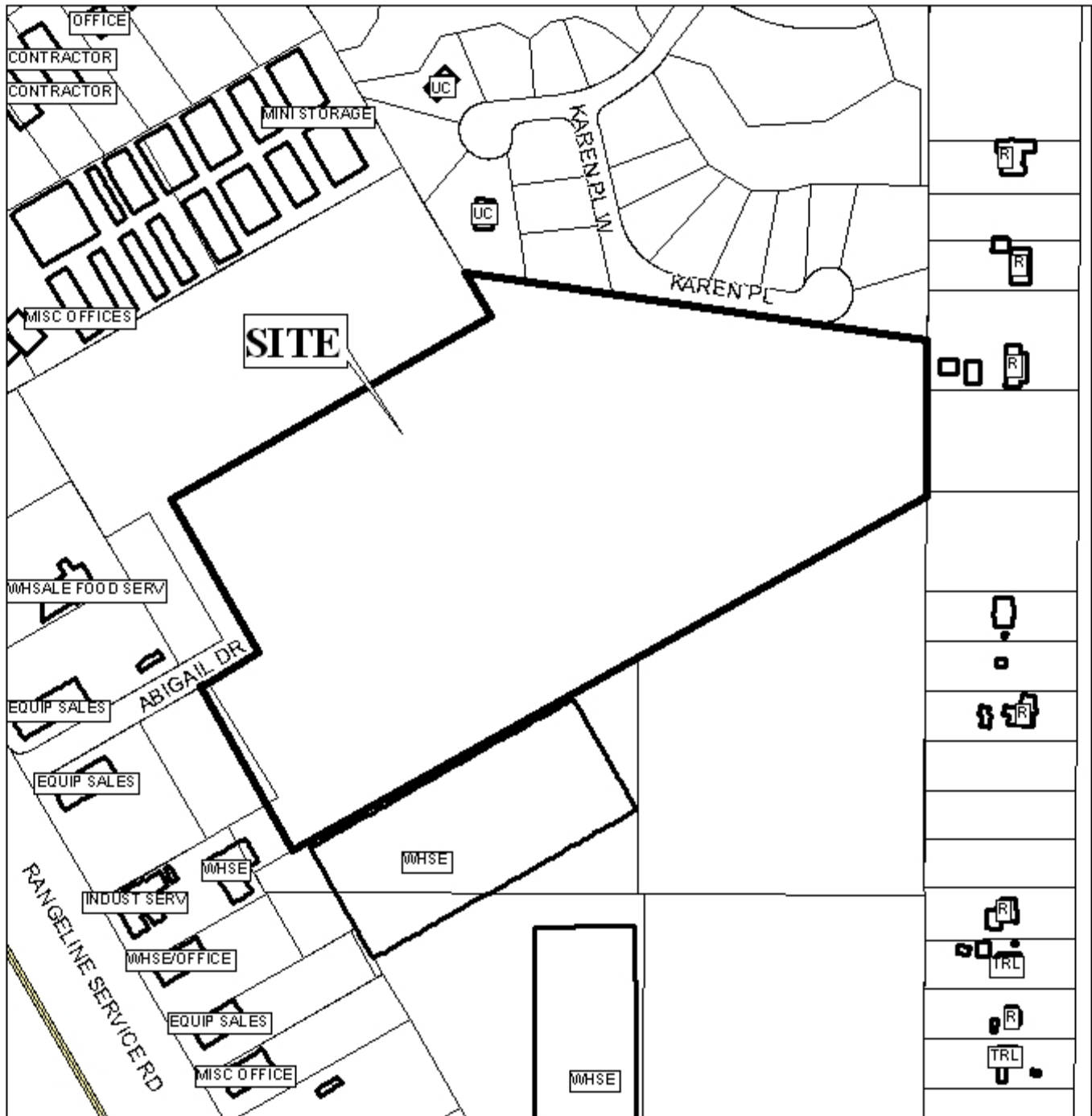
LOCATOR MAP



APPLICATION NUMBER 15 DATE July 24, 2008
APPLICANT Rangeline Business Park Subdivision
REQUEST Subdivision

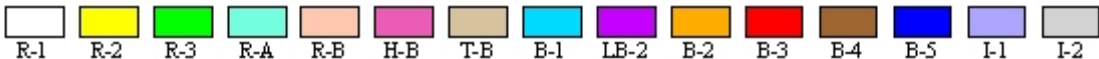
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RANGELINE BUSINESS PARK SUBDIVISION



APPLICATION NUMBER 15 DATE July 24, 2008

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