

SAFETY SOURCE SUBDIVISION, RESUBDIVISION OF

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

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction 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 2 lot, 9.3 ± acre subdivision which is located on the East side of Rangeline Road, 300'+ South of Rabbit Creek Drive. The applicant states that the subdivision is served by public water and sanitary sewer facilities.

The purpose of this application is to adjust a lot line between two existing legal lots. Specifically, the application will increase the size of proposed Lot A over the existing Lot A, and will decrease the size of the other lot (when compared to the existing recorded lot).

The site fronts onto the service road for Rangeline Road, a proposed major street, and onto Abigail Drive, a minor street with adequate right-of-way. A previous approval in 2002 for Lot A limited it to one curb-cut onto the Rangeline Road service road, and this condition should remain for this application as well. Proposed Lot B should be limited to one curb-cut onto Abigail Drive, however, future subdivision of Lot B may be possible if a street is built on the 50-foot wide portion that connects to Abigail Drive, and dedicated to Mobile County. It should be noted, however, that the Subdivision Regulations would require a proposed street on a 50-foot wide right-of-way to have curb and gutter. The size, design and location of any curb-cuts are 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 issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

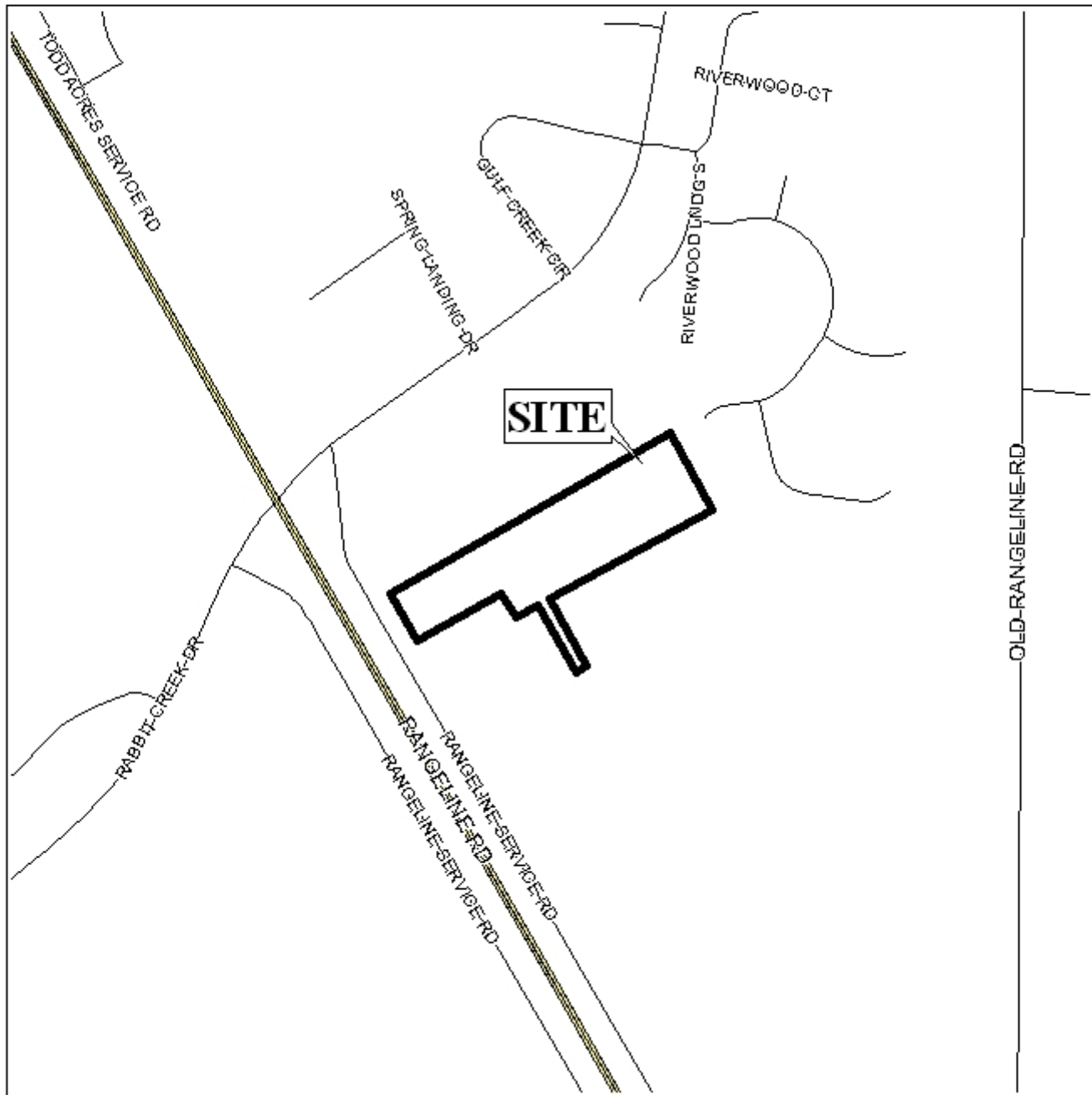
Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Placement of a note on the final plat stating that Lot A is limited to one curb-cut onto the Rangeline Road service road, and that Lot B is limited to one curb-cut onto Abigail

Drive, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department;

- 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 final plat stating that no future subdivision of Lot B that results in an increase in the number of lots shall be allowed until additional frontage on a public street is provided;
- 4) Depiction of the 25-foot minimum building setback line on the final plat, as depicted on the preliminary plat;
- 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 issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 6) Commercial buildings and sites 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; and
- 7) 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 25 DATE October 18, 2007

APPLICANT Safety Source Subdivision, Resubdivision of

REQUEST Subdivision



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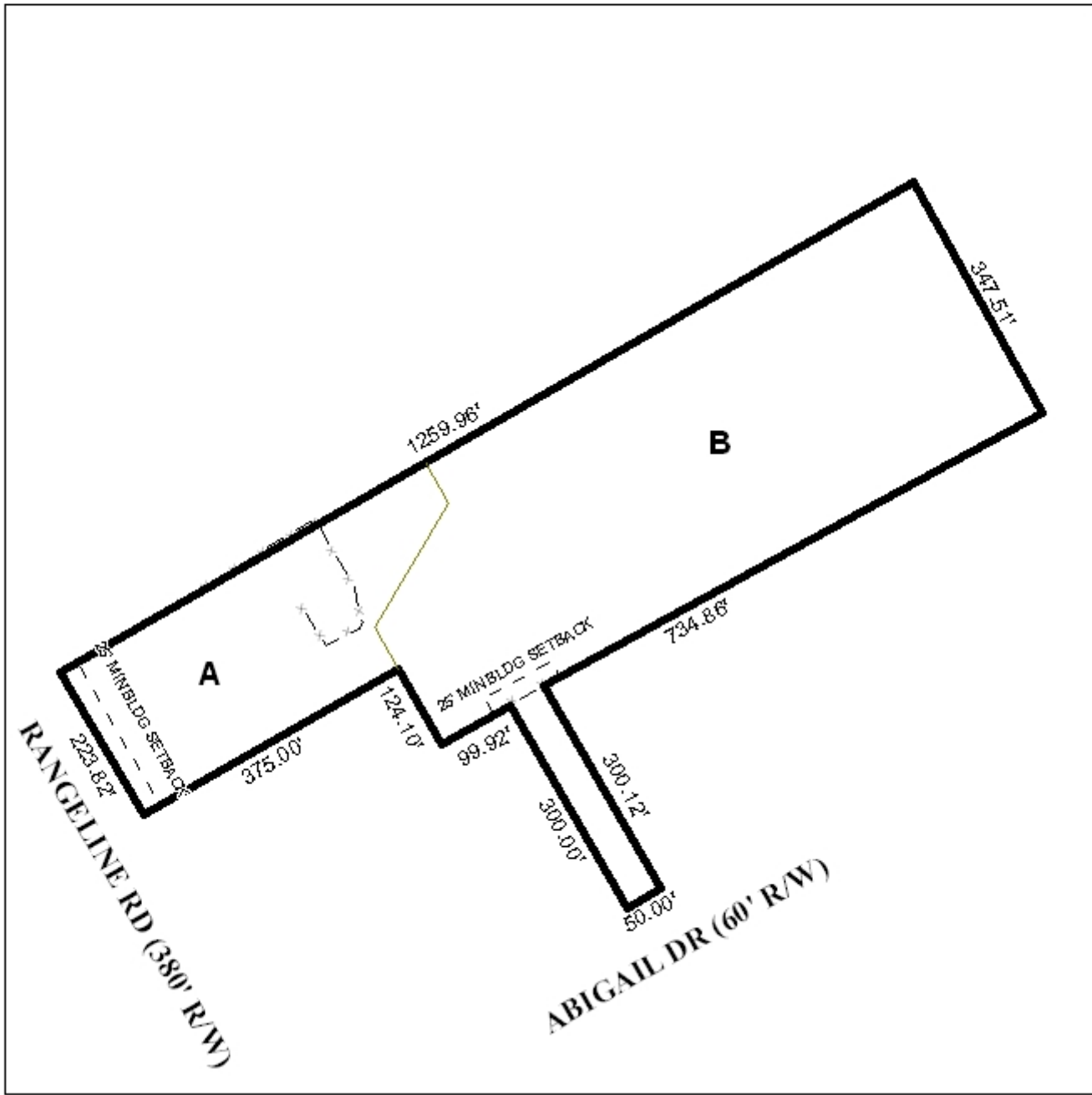
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LEGEND

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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DETAIL SITE PLAN



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REQUEST _____ Subdivision _____



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