

RANGELINE INDUSTRIAL PARK SUBDIVISION,

UNIT 1

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

The plat illustrates the proposed 12 lot, 10.0 \pm acres subdivision which is located on the South side of Hamilton Boulevard, 500' \pm East of Rangeline Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a large metes and bounds parcel into 12 lots. It should be noted that the area labeled future development would require subdivision approval from the Commission prior to any development.

The site fronts Hamilton Boulevard, a planned major street, and the existing right-of-way is shown as variable. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Hamilton Boulevard should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that the number, location, size, and design of all curb cuts to Hamilton Boulevard must be approved by County Engineering, should be required.

As proposed, Lots 1 through 10 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

This site is located in the 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.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

With a waiver of Section V.D.3., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Hamilton Boulevard; 2) the placement of a note on the final plat stating that the number, location, size, and design of all curb cuts to Hamilton Boulevard must be approved by County Engineering; 3) the 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; and 4) the placement of the 25-foot minimum setback line on the final plat.