

**RANGELINE 90 SUBDIVISION, UNIT ONE,**  
**(REVISED) RESUBDIVISION OF LOT 6,**  
**RESUBDIVISION OF PARCEL 6B AND A PORTION**  
**OF PARCEL 6A**

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

The plat illustrates the proposed 7 lot, 11.8  $\pm$  acres subdivision which is located at the Northwest corner of Halls Mill Road and Lowes Drive, extending through to the East side of U.S. Highway 90 West, 1,300'  $\pm$  North of Rangeline Road . The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a seven-lot subdivision from two existing lots.

The site fronts U.S. Highway 90, Halls Mill Road and Lowe's Drive. U.S. Highway 90 is a planned major street as illustrated on the Major Street Plan and has an existing right-of-way in compliance with the Plan. Halls Mill Road, a collector street also has an existing right-of-way in compliance with the Plan.

In June 2005, Lot 2 was approved by the Commission but since has not been recorded. Therefore, Lot 2 should be included in the subdivision prior to Planning Commission approval and recording of plat.

Additionally, as the site fronts a major and a collector street, proper access management and orderly circulation from the proposed development is a concern. Therefore, the placement of a note on the final plat stating that the number, size, location and design of all curb cuts are to be approved by ALDOT and County Engineering should be required. The approval of the original Resubdivision of Lot 6 limited access to U.S. Highway 90 to the existing curb cuts because of their alignment with the existing median cuts. Moreover, the plat reflects an easement for ingress and egress to maintain compliance with the original condition.

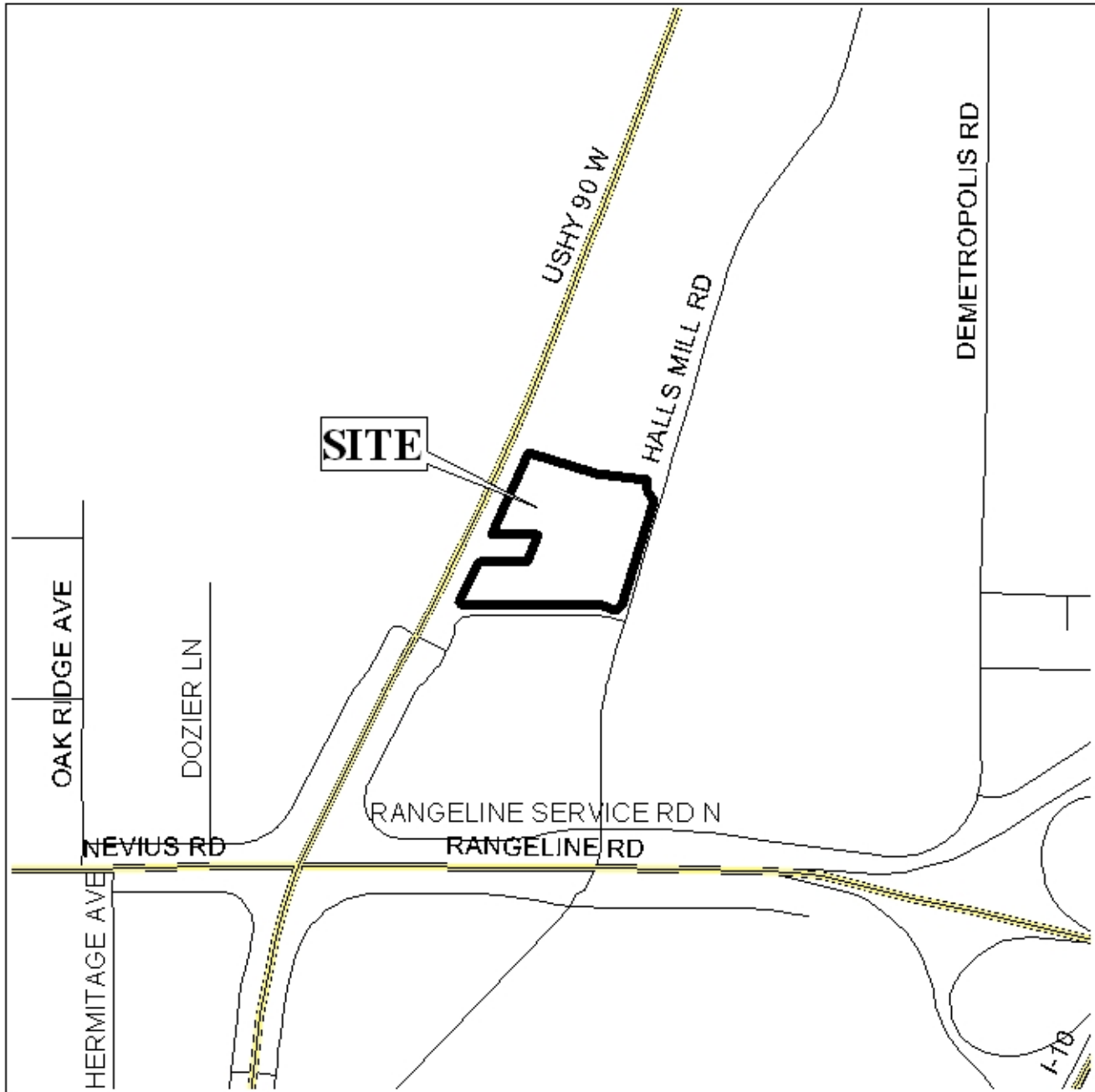
A detention area is shown on the plat, thus the placement of a note on the final plat stating that maintenance of the detention area shall be the responsibility of the property owner should be required.

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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; 2) the placement of a note on the final plat stating that curb cuts to U.S. Highway 90 is limited to

the existing cut which aligns with the existing median cut; 3) all detention areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owner; and 4) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

## LOCATOR MAP



APPLICATION NUMBER 15 DATE January 19, 2006

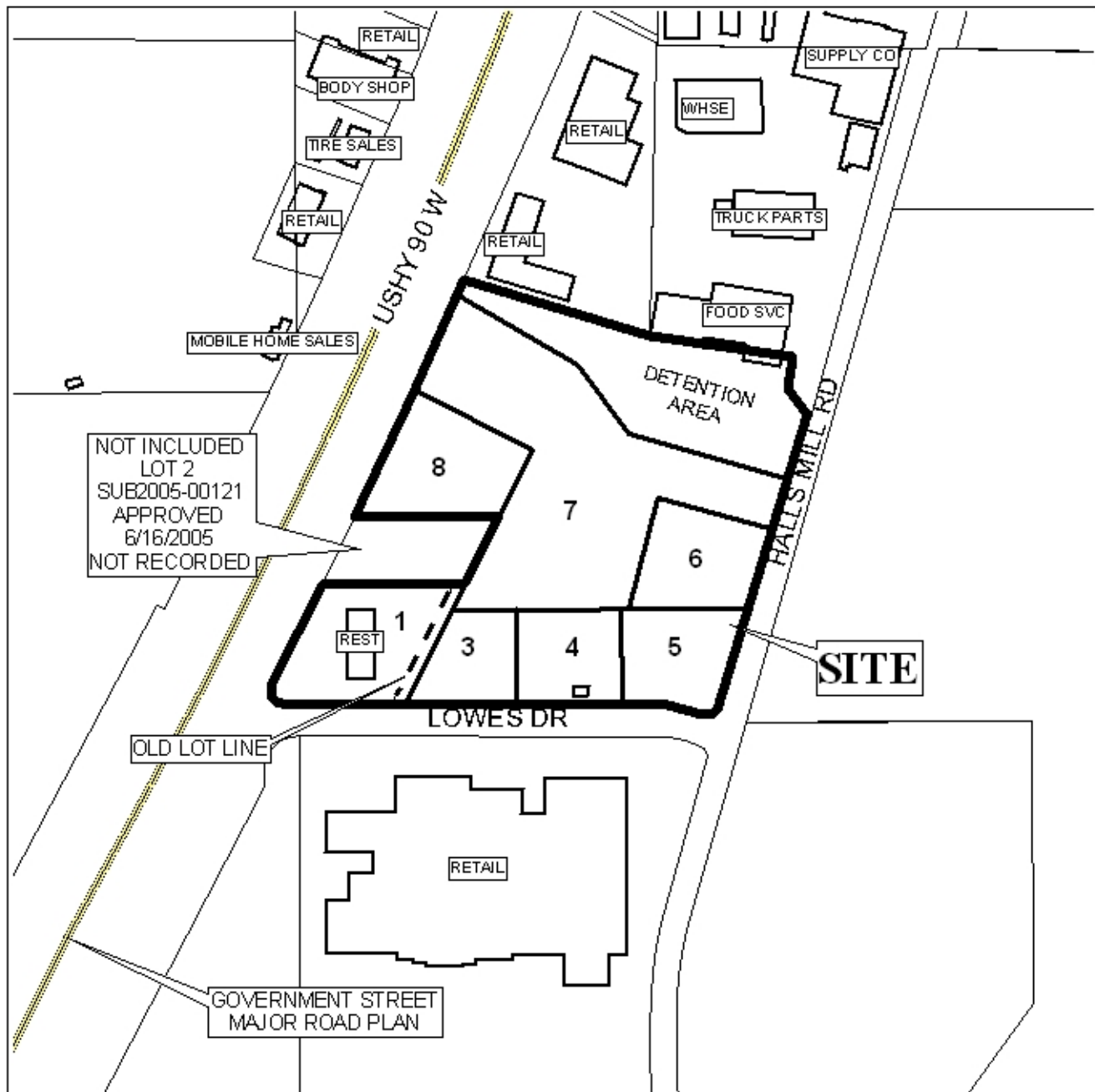
APPLICANT Rangeline 90 Subdivision, Unit One (Revised), Resubdivision of Lot 6, Resubdivision of Parcel 6B and a Portion of Parcel 6A

REQUEST Subdivision

N

NTS

**RANGELINE 90 SUBDIVISION, UNIT ONE (REVISED),  
RESUBDIVISION OF LOT 6, RESUBDIVISION OF PARCEL 6-A**



APPLICATION NUMBER 15 DATE January 19, 2005

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

N  
NTS