

RANDALL COMMERCIAL PARK SUBDIVISION,

REVISED PLAT

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

The plat illustrates the proposed 7.5± acre, 20-lot subdivision, which is located on the North side of Larue Steiner Road, 400'± West of U.S. Highway 90 West, extending to the West side of U.S. Highway 90 West, 695'± North of Larue Steiner Road. The site is served by public water and sanitary sewer.

The purpose of the application is to create a 20-lot subdivision from a metes and bounds parcel, which contains an existing lot of record. The plat is a revision of a previous plat approved in 2004, which showed 20 lots on a cul-de-sac instead of the road connecting to Larue Steiner Road, as shown in the present plat.

The site fronts Larue Steiner Road, which has an 80-foot right-of-way, and U.S. Highway 90, which has a varying right-of-way, which appears to be 180-feet in this vicinity. U.S. Highway 90 is illustrated on the Major Street Plan with a proposed 250-foot right-of-way; as such, dedication of sufficient right-of-way to provide 125-feet from the centerline of the highway would be required, and would be satisfied by the 35-foot dedication shown on the plat.

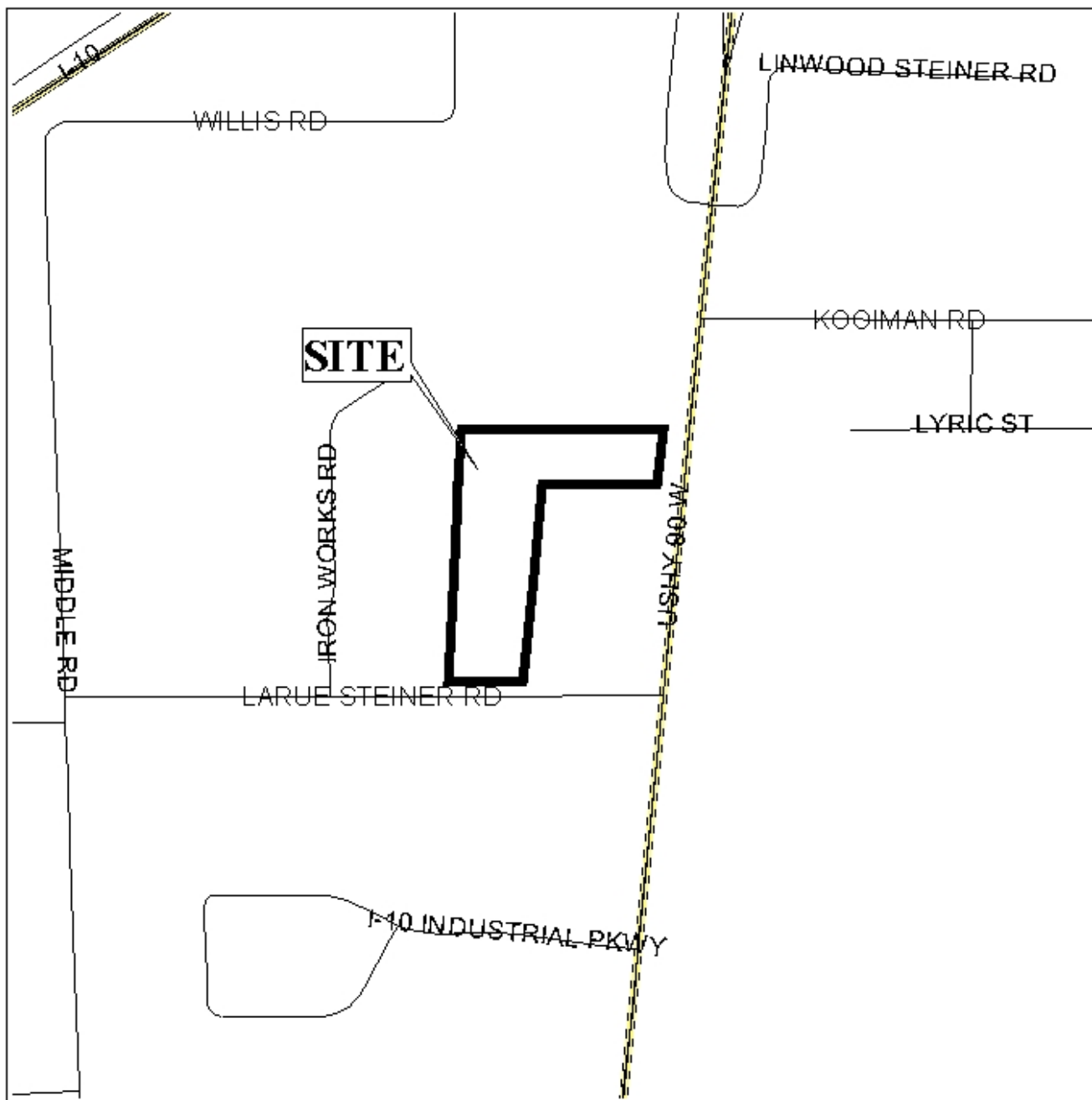
As the subdivision involves the creation of a new street, construction and dedication of the street to County Engineering standards would be required. Dedication of 25-foot radii at the intersections with U.S. Highway 90 and Larue Steiner Road should also be required; and a temporary turnaround at the North end of the new street should be required until such time as the new street connects to the highway. The placement of a note on the final plat stating that proposed Lots 1 and 20 are denied direct access to U.S. Highway 90 should also be required.

The plat depicts two detention/common areas; thus, a note should be required on the final plat stating that maintenance of these areas will be the responsibility of the property owners.

The site is located in the County; thus any lots that 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 construction and dedication of the new street to County Engineering standards; 2) the dedication of 25-foot radii at the intersections with U.S. Highway 90 and Larue Steiner Road; 3) the construction of a temporary turnaround at the North end of the new street, until the street connects to U.S. Highway 90; 4) the placement of a note on the final plat stating that Lots 1 and 20 are denied direct access to U.S. Highway 90; 5) the placement of a note on the final plat stating that maintenance of detention/common areas will be the responsibility of the property owners; and 6) the placement of a note on the final plat stating that any lots that 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

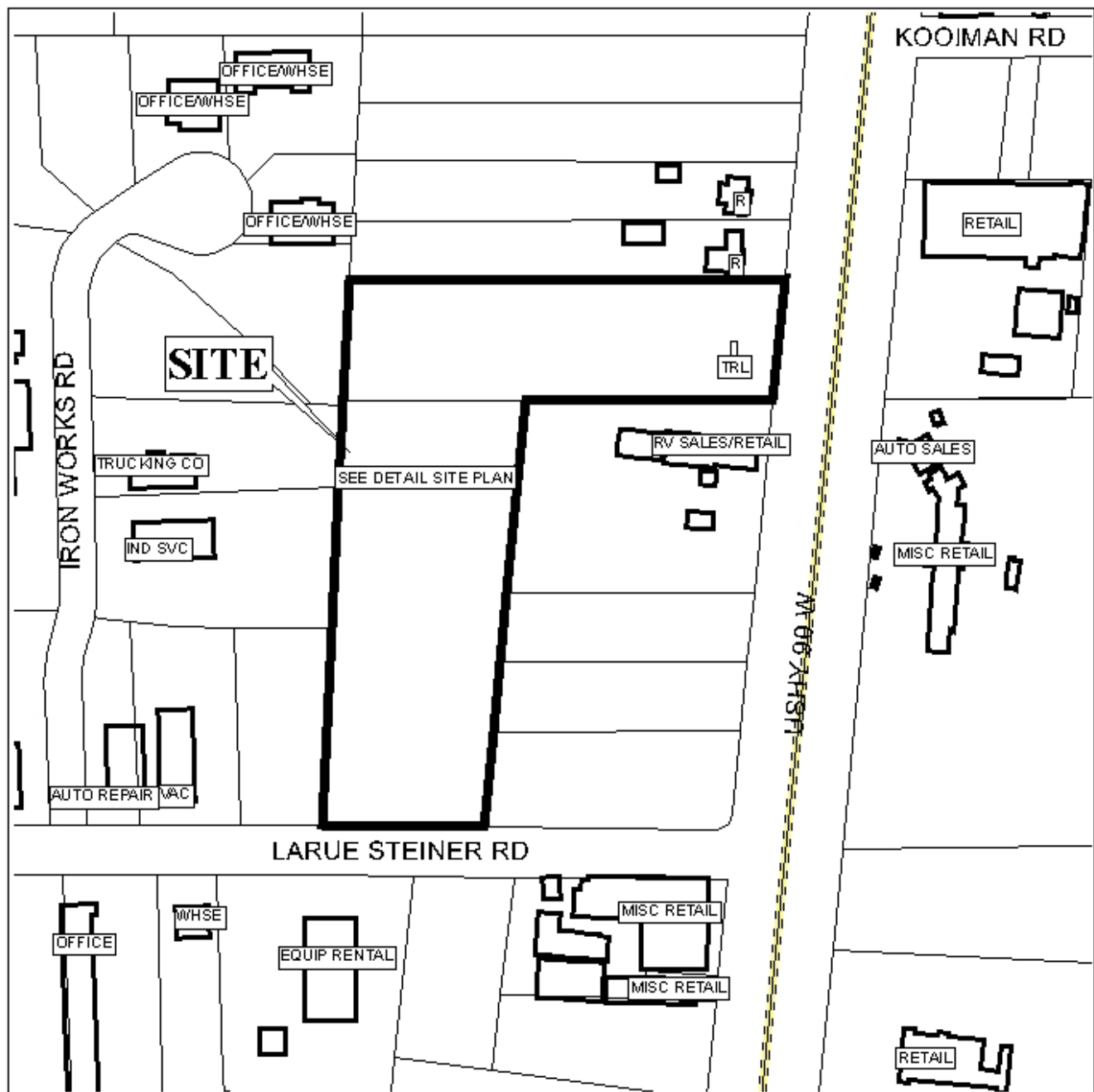


APPLICATION NUMBER 21 DATE August 18, 2005
APPLICANT Randall Commercial Park Subdivision, Revised Plat
REQUEST Subdivision



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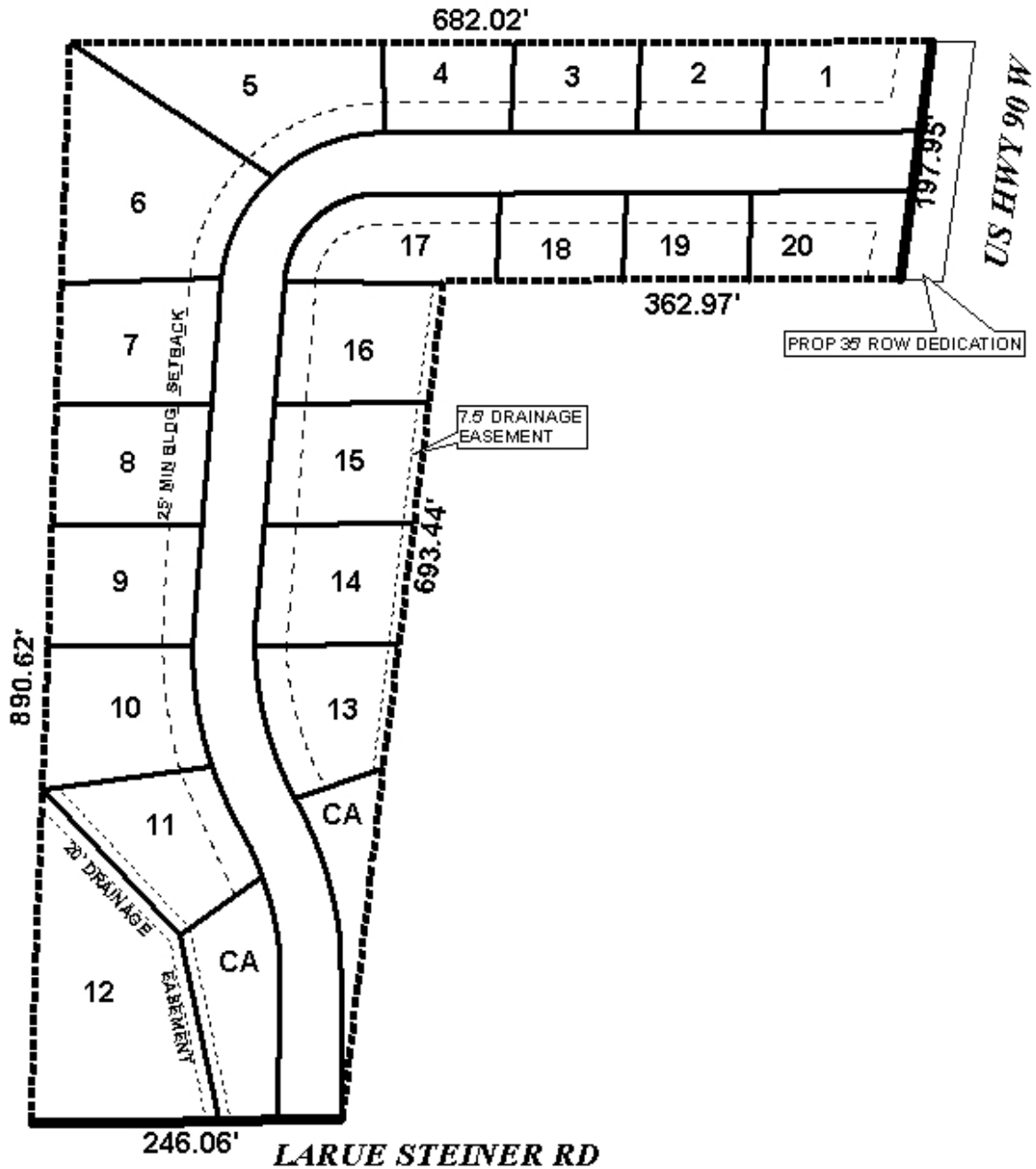
LEGEND

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



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DETAIL SITE PLAN



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