

## **RANDALL COMMERCIAL PARK SUBDIVISION**

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

The plat illustrates the proposed 20 lot, 7.5 ± acres subdivision which is located on the West side of U.S. Highway 90 West, 690' ± North of Larue Steiner Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a twenty-lot subdivision from one lot of record and a metes and bounds parcel.

U.S. Highway 90, which has an existing right-of-way of 180' is a major street as shown on the Major Street Plan and as such requires a minimum right-of-way of 250' and may require either a 40' parallel service road or some alternative method of access management.

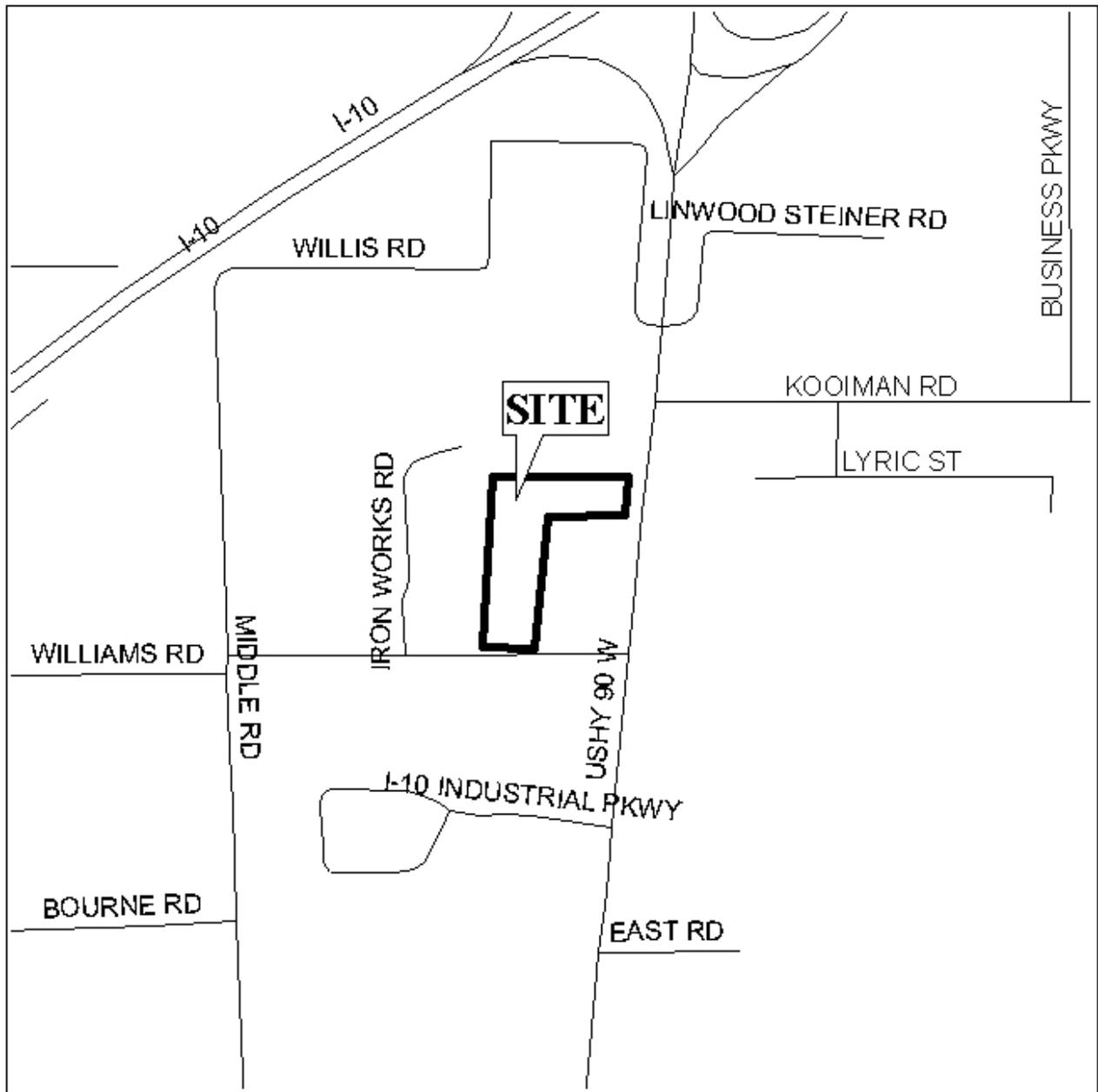
It has typically been the practice of the Commission to require dedication in compliance with the Major Street Plan for commercial subdivisions. However, the subdivision to the South provided a setback from the future right-of-way line.

Additionally, as a means of access management, a note should be placed on the final plat stating that Lots 1 and 20 are denied direct access to U.S. Highway 90.

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) dedication sufficient to provide a minimum of 125' from the centerline of U.S. Highway 90; 2) the placement of a note on the final plat stating that Lots 1 and 20 are denied direct access to U.S. Highway 90; and 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.

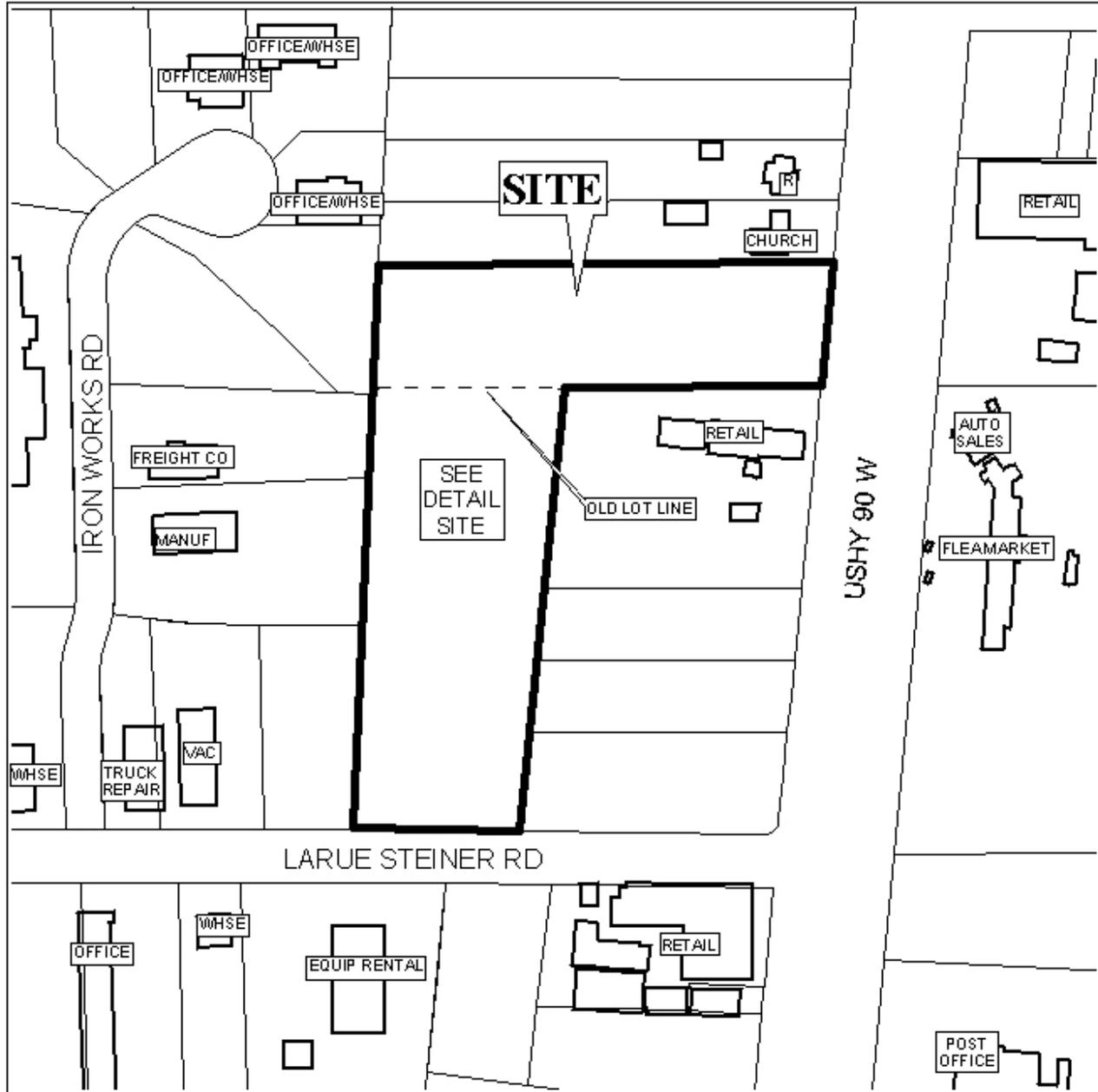
# LOCATOR MAP



APPLICATION NUMBER 26 DATE August 5, 2004  
APPLICANT Randall Commercial Park Subdivision  
REQUEST Subdivision

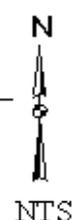


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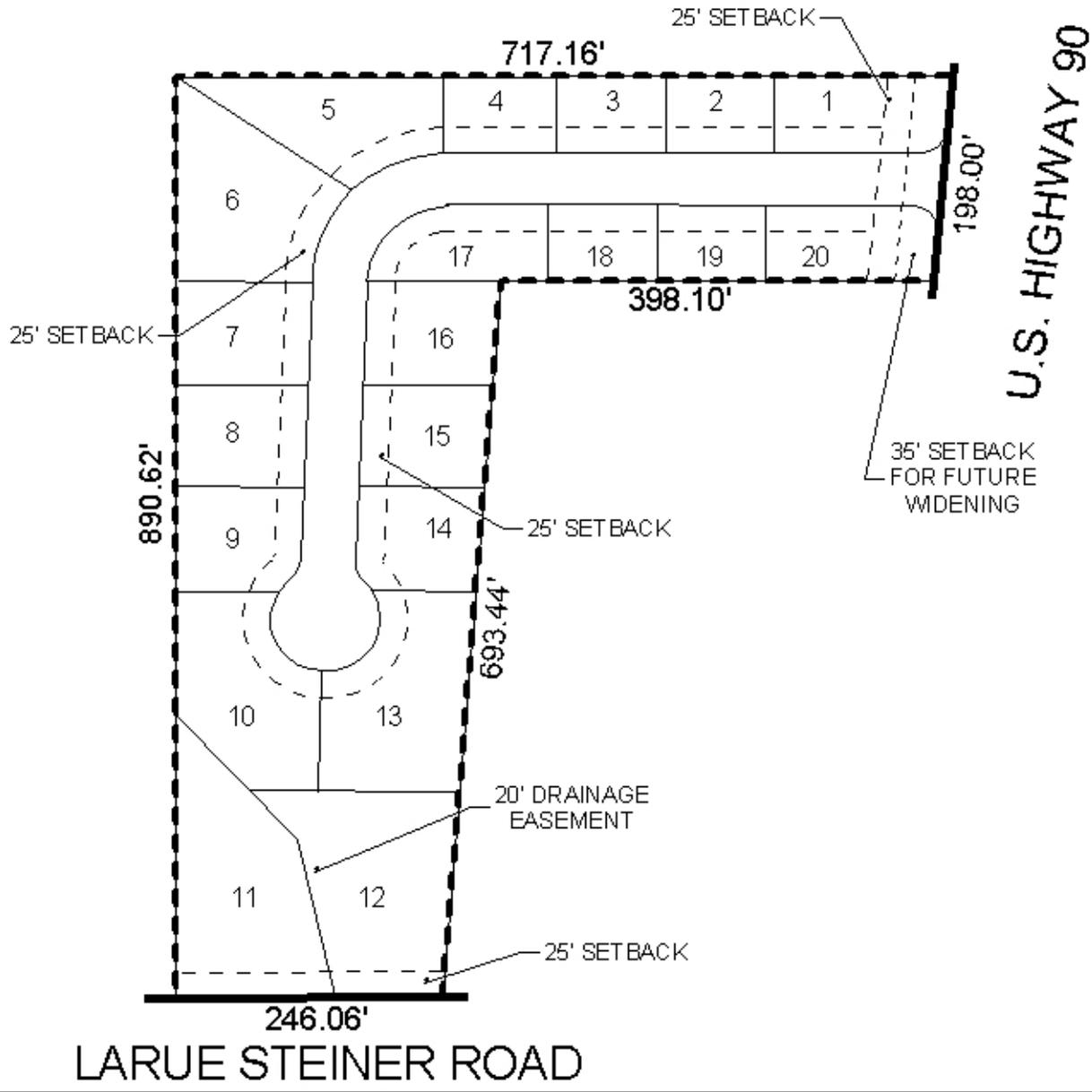


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- LEGEND
- |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
|     |     |     |     |     |     |     |      |     |     |     |     |     |     |
| 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 |



# DETAIL SITE PLAN



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