

RANGELINE PROPERTIES SUBDIVISION

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

The plat illustrates the proposed 3 lot, 48.6 ± acres subdivision which is located on the East side of Rangeline Road, 490' ± North of Hurricane Bay Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a three-lot subdivision from a legal lot of record.

The site is located at the intersection of Old Rangeline and Rangeline Roads and access management is a concern. Therefore, the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each to Old Rangeline Road, with the size, location and design to be approved by County Engineering, should be required.

As proposed, Lot 1 would exceed the width to depth ratio, therefore a waiver of Section V.D.3. would be required.

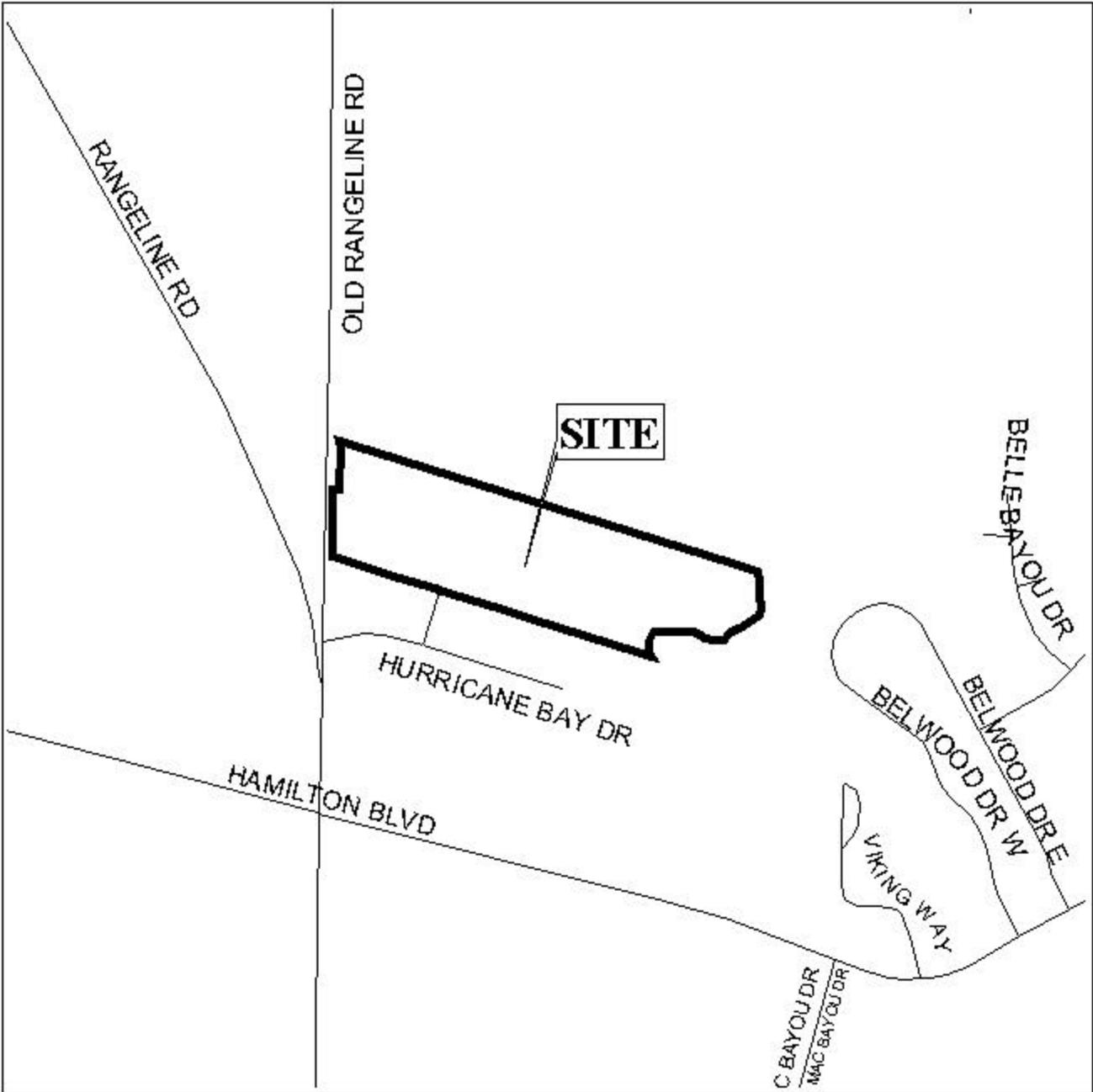
Also, as indicated on the Vicinity Map, the site contains wetlands and thus could be considered environmentally sensitive. Therefore, the developer must obtain any necessary approvals from all applicable federal, state and local agencies prior to issuance of any permits.

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 lines are not shown but would be required on the final plat.

With a waiver of Section V.D.3., the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each, with the size, location and design to be approved by County Engineering; 2) the developer to obtain the necessary approvals from federal, state and local agencies prior to the issuance of any permits; 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 lines on the final plat.

LOCATOR MAP

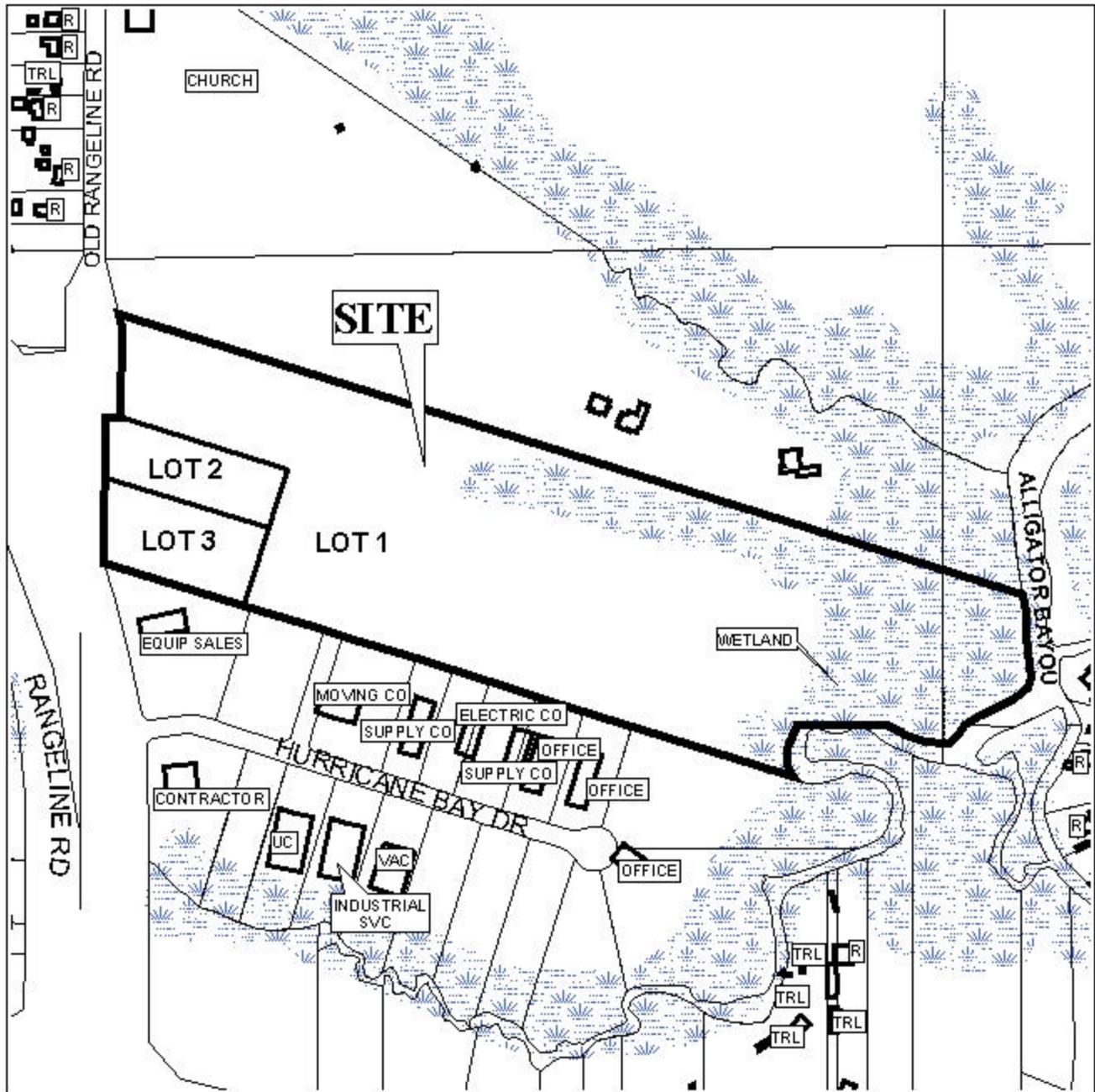


APPLICATION NUMBER 32 DATE January 8, 2004
APPLICANT Rangeline Properties Subdivision
REQUEST Subdivision



NTS

RANGELINE PROPERTIES SUBDIVISION



APPLICATION NUMBER 32 DATE January 8, 2004

LEGEND



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