

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

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

The plat illustrates the proposed 2 lot, 11.4 ± acres subdivision which is located at the Northwest corner of Halls Mill Road and Lowe's Drive, extending through to the East side of U.S. Highway 90 West, 250' ± North of Lowe's Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide an existing lot into two lots.

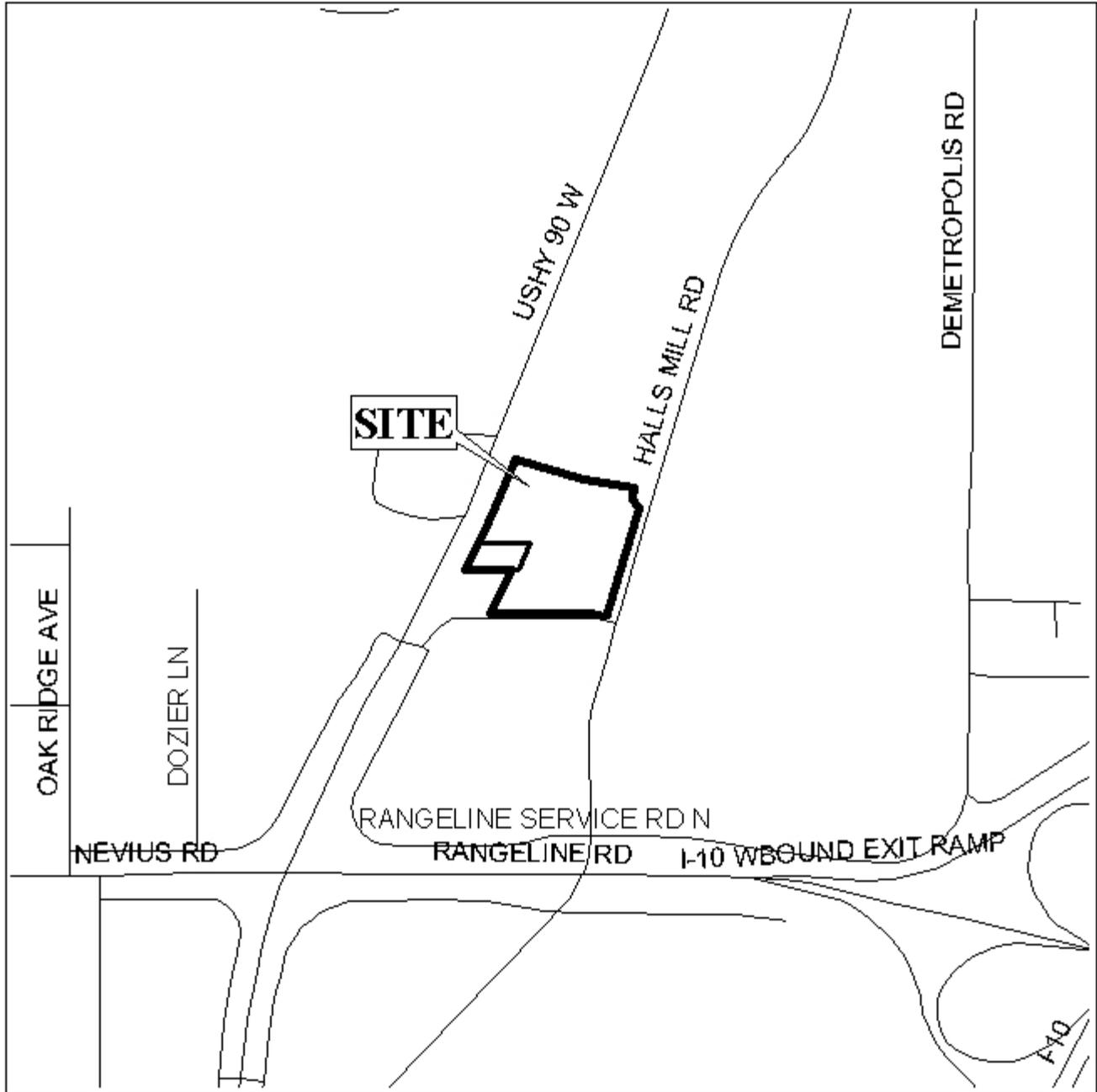
The site fronts U.S. Highway 90, Halls Mill Road and Lowe's Drive. U.S. Highway 90 is a planned major street as illustrated on the Major Street Plan and has an existing right-of-way in compliance with the Plan. Halls Mill Road, a collector street, has an existing right-of-way in compliance with the Regulations.

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 Lot 1 should be limited to one curb cut to Halls Mill Road, and two curb cuts to Lowe's Drive, with the size, location and design to be approved by ALDOT and County Engineering. The approval for 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. One of those cuts is located outside the proposed subdivision; the other is on the proposed Lot 2. The plat reflects an easement for ingress and egress to maintain compliance with the original condition.

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.

With modifications, the plat will meet 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 Lot 1 is limited to one curb cut to Halls Mill Road, and two curb cuts to Lowe's Drive, with the size, location and design to be approved by ALDOT and County Engineering; 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; and 3) 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 14 DATE June 16, 2005

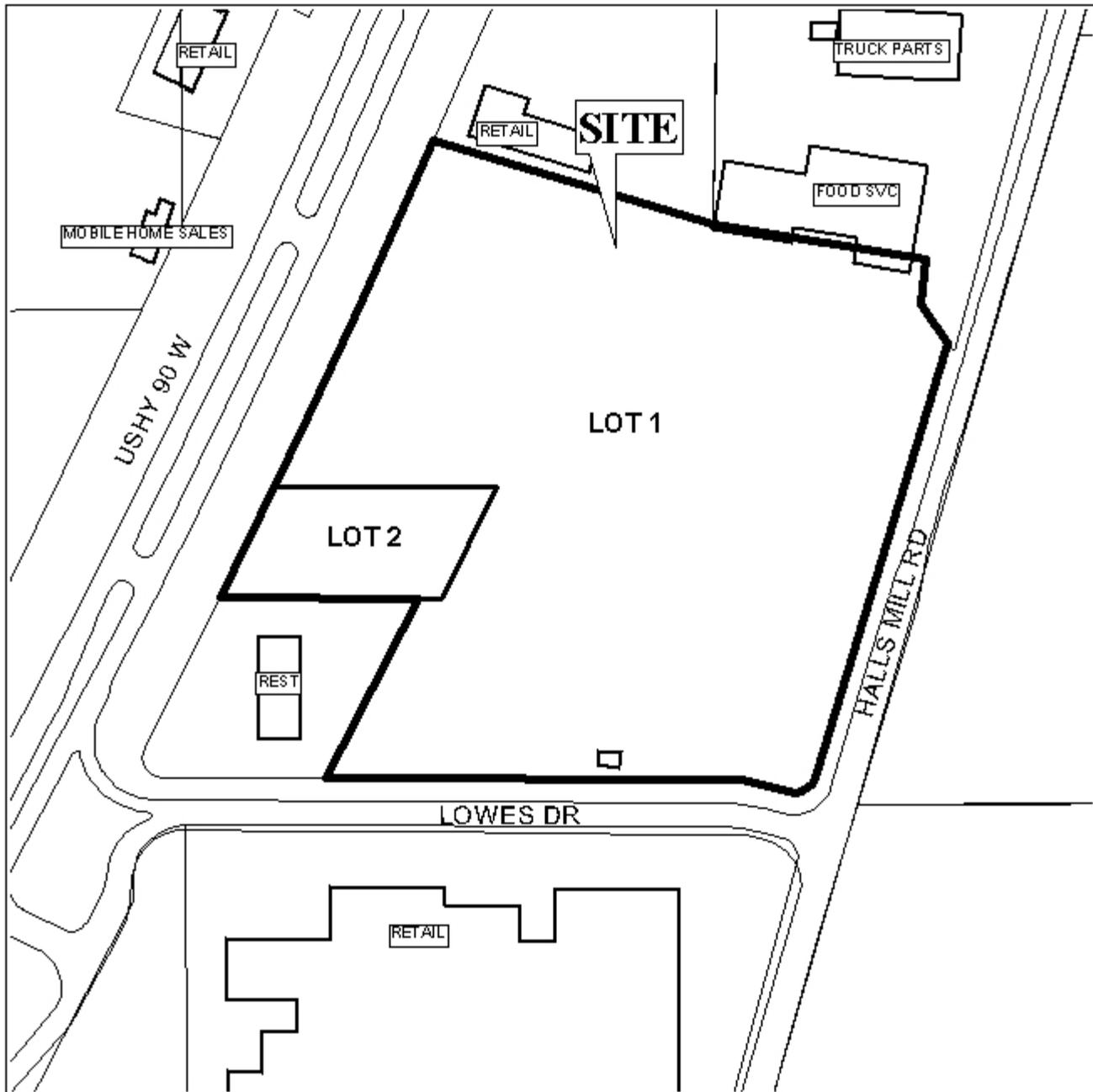
APPLICANT Rangeline 90 Subdivision, Unit One (Revised),  
Resubdivision of Parcel 6, Resubdivision of Parcel 6A

REQUEST Subdivision



NTS

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



APPLICATION NUMBER 14 DATE June 16, 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