

RANGELINE PARK SUBDIVISION, THIRTEENTH ADDITION

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

The plat illustrates the proposed $8.1\pm$ acre, one lot subdivision which is located on the East side of Rangeline Road, $2/10$ mile \pm South of Rabbit Creek Drive, extending to the West side of Old Rangeline Road, $570'\pm$ South of the West terminus of Riverview Pointe Drive. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a legal lot of record from a portion of a metes and bounds parcel. This parcel was at one time part of a larger composite plan for Rangeline Park Subdivision. However, approximately two years ago the Northern portion of that composite was removed, and was resubmitted as a residential subdivision. After learning that much of that site was impacted by wetlands the developer reconfigured the proposal and has recorded portions thereof. The current application includes the remainder of land contained in the original composite plan, much of which is shown as future development. The removal of the Northern portion impacts the original composite such that it is no longer viable. Furthermore, since no units have been recorded nor extensions granted since 2003, that approval has expired.

As the property to the East of Lot 1 and North of the Future Development area is to be developed residentially, a buffer, in compliance with Section V.A.7. of the Subdivision Regulations should be required.

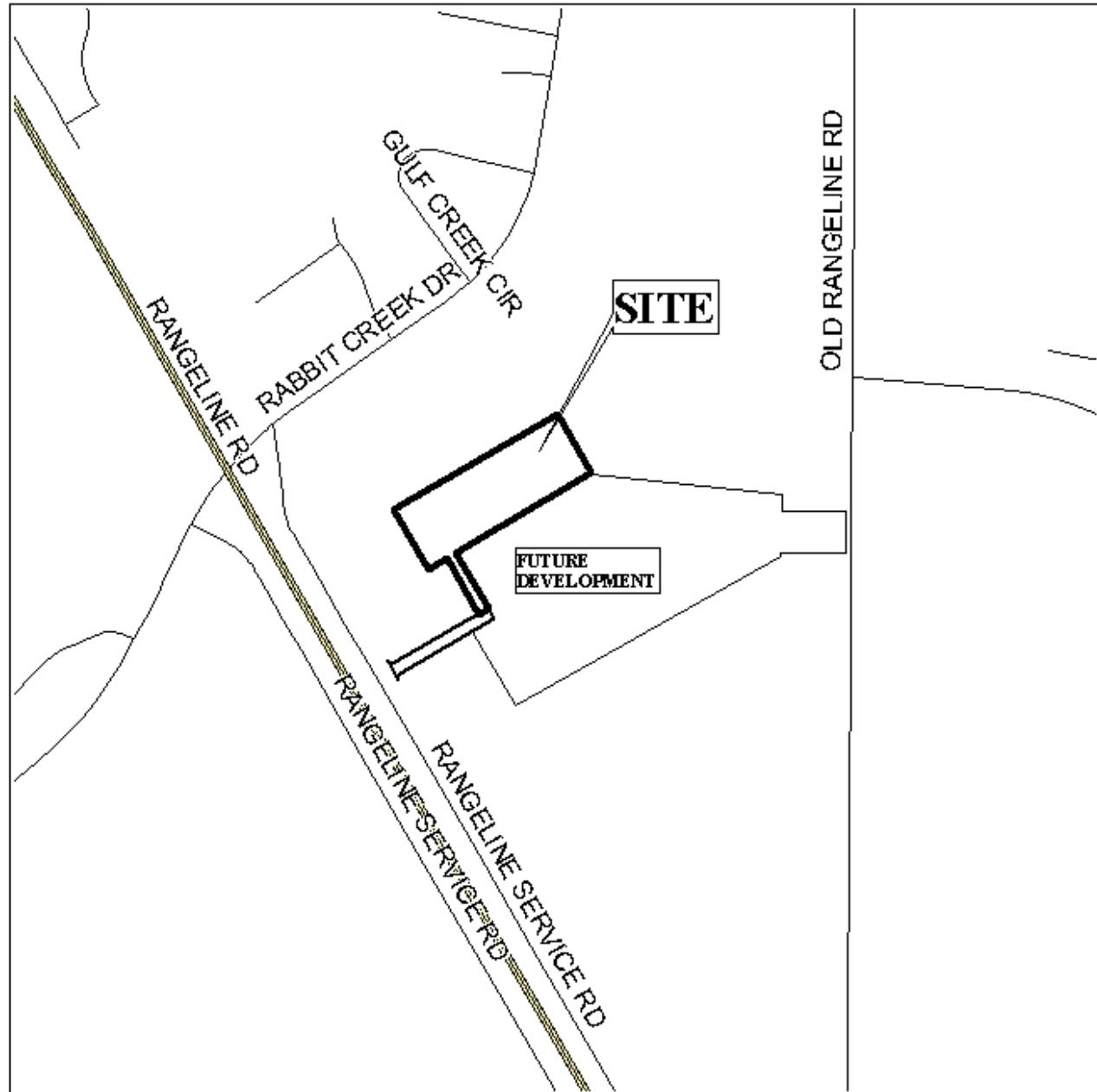
The plan proposes construction of a new road for a distance of approximately 500' to provide access to the proposed lot. As the road will be continued in the future, the provision of a modified or temporary turnaround would be appropriate.

The proposed lot will have 50' of frontage on the new street, which will allow adequate area for a new street should the lot be resubdivided in the future.

Given the history of applications relating to this property, and the expiration of the previous composite approval, submission of a new composite may be appropriate.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) construction and dedication of the new road; 2) provision of a modified or temporary turnaround, size, location and design to be approved by County Engineering; 3) placement of a note on the final plat stating that future resubdivision of Lot 1 into multiple lots will require construction and dedication of the 50' access strip; 4) the 25' setback line be revised to provide for future projection if road construction is required; 5) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. of the Subdivision Regulations shall be provided at the time Lot 1 is developed; and 6) there be no further subdivision of the Future Development area until a composite plan is submitted and approved by the Planning Commission.

LOCATOR MAP



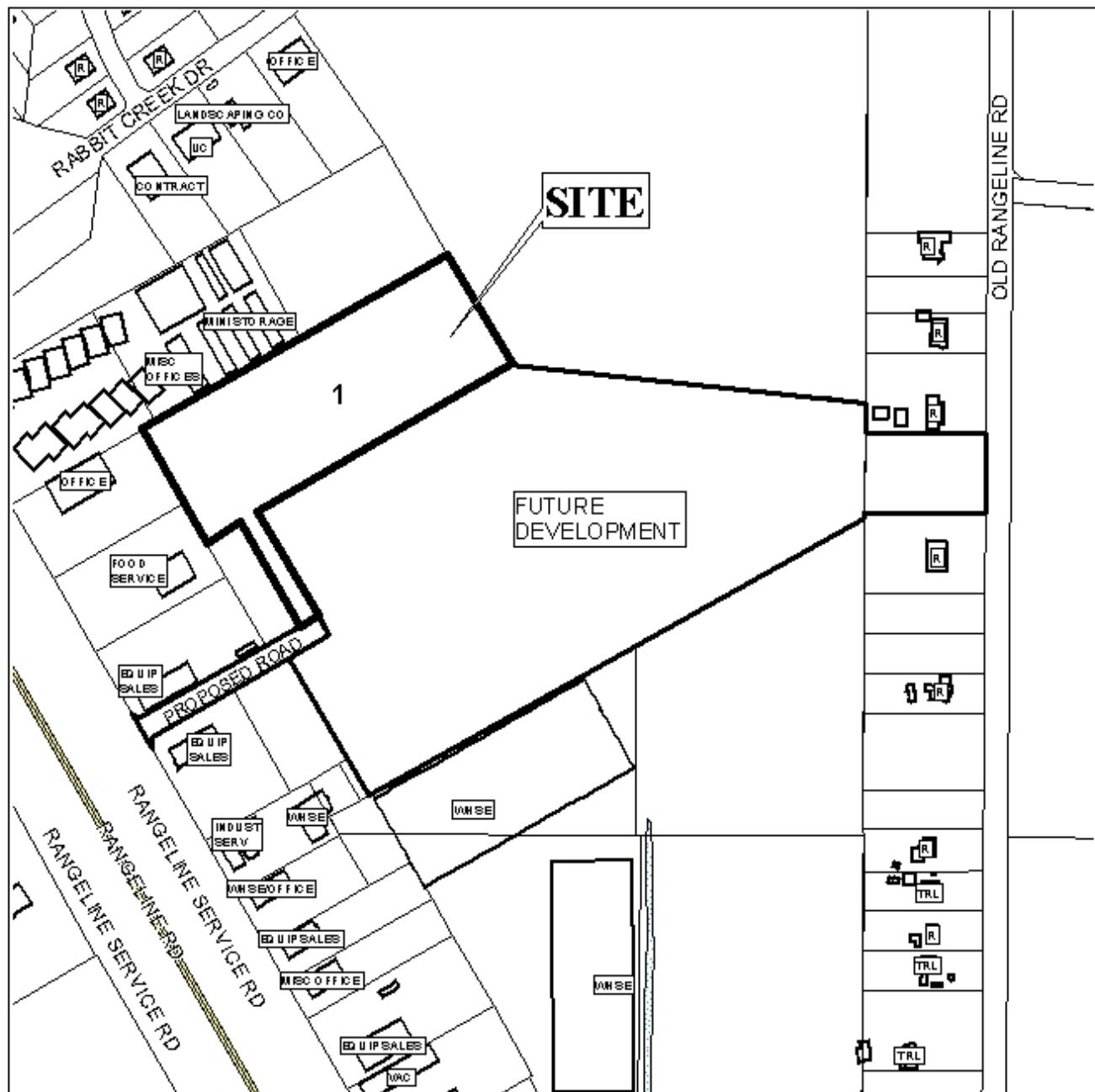
APPLICATION NUMBER 3 DATE February 2, 2006

APPLICANT Rangeline Park Subdivision, Thirteenth Addition

REQUEST Subdivision

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RANGELINE PARK SUBDIVISION, THIRTEENTH ADDITION



APPLICATION NUMBER 3 DATE February 2, 2006

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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