

RED EYE INVESTMENTS SUBDIVISION

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

MAWSS Comments: MAWSS has water and sewer services available; however, a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 3-lot, 77.0± acre subdivision which is located on the Northeast corner of Rangeline Road and Laurendine Road. The applicant states that the subdivision is served by public water and individual septic facilities.

The purpose of this application is to create 3 legal lots from what appears to be a portion of a quarter section metes and bounds parcel.

The site fronts Rangeline Road, which is shown as a major street and classified as a limited access thoroughfare on the Major Street component of the Comprehensive Plan; and as such, requires a minimum right-of-way of 300-feet. Laurendine Road is illustrated as having a minimum of 80-feet right-of-way, which meets the minimum requirements of a minor street. The plat does not indicate the existing right-of-way width along the site. Therefore, dedication sufficient to provide a minimum of 150-feet from centerline should be required. However, since ALDOT has plans to construct a service road along this section of Rangeline Road, the development should be allowed three curb cuts, to Rangeline Road and three curb cuts to Laurendine Road with the, size and location curb cuts should be approved by County Engineering and ALDOT.

It should be noted due to the number of lots proposed; location of the curb cuts could be positioned as not to interfere with the proposed construction of the service road. Therefore, the developer should connect to the service road(s) when constructed and eliminate access to Rangeline Road and Laurendine Road. The letter submitted in the previous subdivision should be submitted again to verify ALDOT and the County position on the service road.

This site has been to the Commission several times, the first application, in February 1996, as a 14-lot development. The Commission approved this subdivision; however, the service road was not required due to the slated construction of the service road by ALDOT would be within five years. However, this approval allowed only three curb cuts to Rangeline Road as maintained on all other approvals.

The second application, a 25-lot, 143.4+ acres subdivision in September 2000 was approved subject to the following conditions:

- 1) the site be limited to three curb cuts to Rangeline Road (and future service road) as shown on the plan submitted;
- 2) the provision of a buffer, in compliance with Section IV.A.7., where the site abuts residentially developed property;
- 3) the provision of a 25' minimum building setback line; and

- 4) the cross easement road to be constructed to County minimum standards (20' roadway with 2' shoulders, 6" base, 1-1/2" asphalt, 416 bituminous mix).

The application was again submitted and heard by the Commission in February 2001; however, the site was submitted as a 12-lot, 143.4+ acre subdivision, which was approved subject to the following conditions:

- 1) the site be limited to three curb cuts to Rangeline Road (and future service road) as shown on the plan submitted;
- 2) the provision of a 20' undisturbed buffer zone along the East property line, as shown on the plat submitted;
- 3) the areas delineated as wetlands that are not included within a lot be denoted as Common Area;
- 4) the placement of a note on the Final Plat stating that maintenance of all common Areas to be the responsibility of the property owner;
- 5) the developer to connect to the service road(s) when constructed and eliminate access to Rangeline Road and Laurendine Road, as stated in the letter to ALDOT dated January 22, 2001; and
- 6) that any necessary approvals be obtained from federal, state and local agencies prior to the issuance of any permits.

A portion of the site may contain wetlands. The possible presence of wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

Due to the limited width of each lot, each lot should be restricted to one curb-cut, with the size, design and location to be approved by the Mobile County Engineering Department.

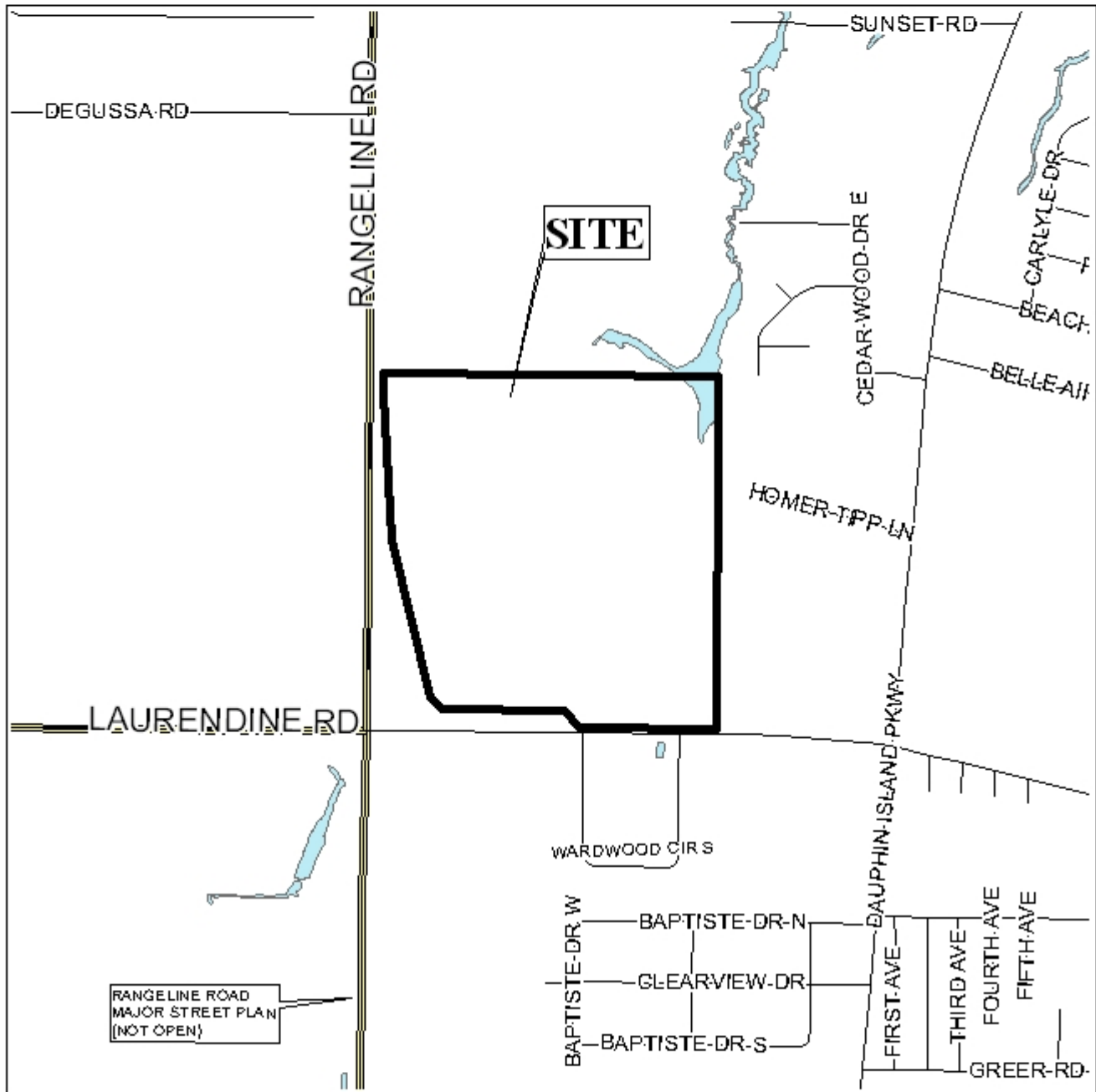
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

Finally, while the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering. If detention facilities will be required, the plat should be revised to depict common areas that will be used for detention, if required.

Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) the placement of a note on the Final Plat stating that the development be limited to three curb cuts to Rangeline Road and three curb cuts to Laurendine Road, with the location, size and design to be approved by County Engineering and ALDOT;
- 2) revision of the plat to label each lot with its size in square feet, or placement of a table on the plat with the same information;
- 3) the placement of a note on the Final Plat stating that the developer must connect to the service road(s) when constructed and eliminate direct access to Rangeline Road and Laurendine Road;
- 4) placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 5) revision of the plat to depict and label common area detention facilities, if required; and
- 6) the provision of a 20-foot undisturbed buffer zone along the East property line.

LOCATOR MAP



APPLICATION NUMBER 22 DATE August 16, 2007

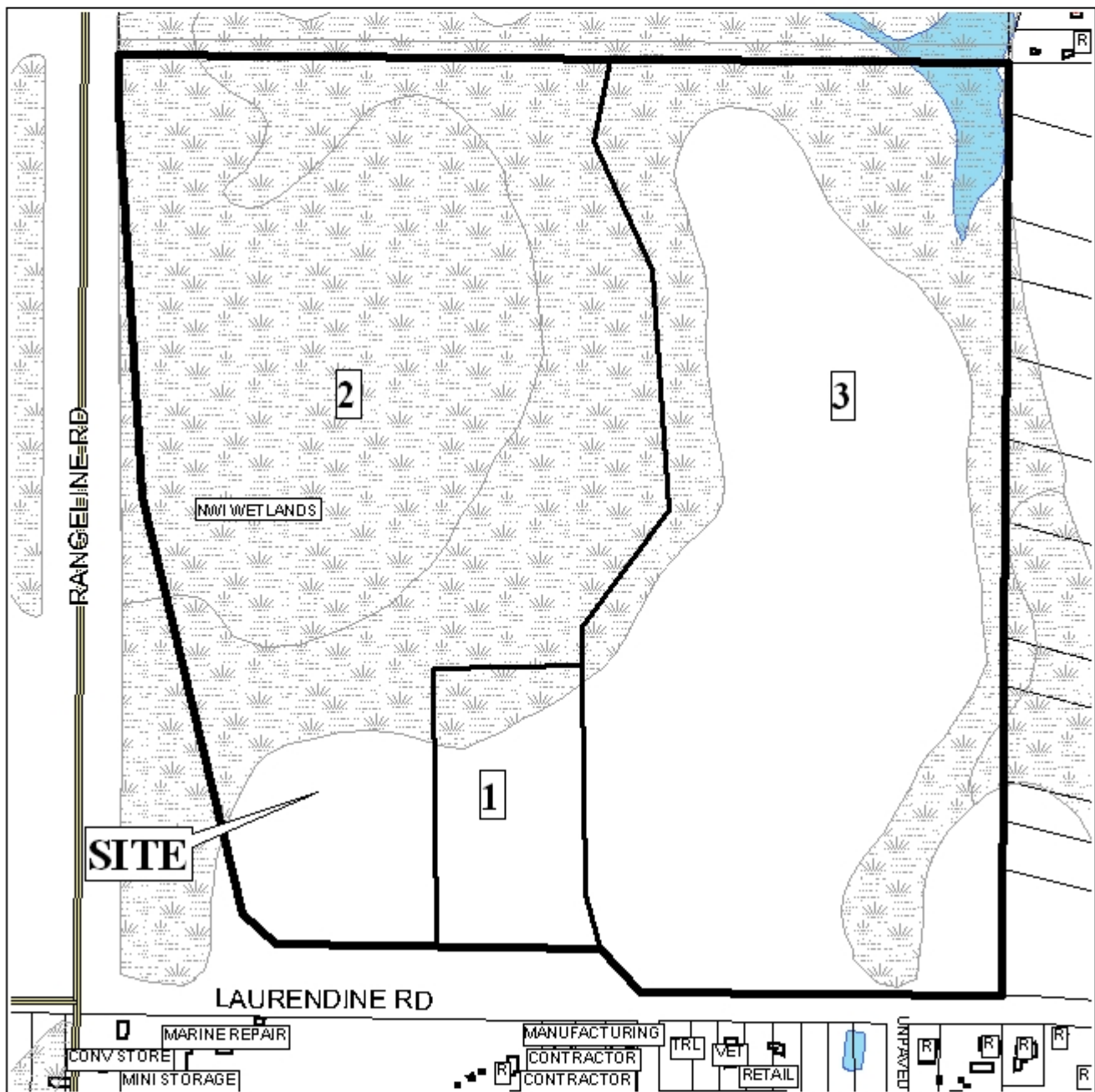
APPLICANT Red Eye Investments Subdivision

REQUEST Subdivision



NTS

RED EYE INVESTMENTS SUBDIVISION



APPLICATION NUMBER 22 DATE August 16, 2007

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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