

WESLEY AND MARCUS TILLMAN SUBDIVISION

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

The plat illustrates the proposed 1 lot, $3.0 \pm$ acre subdivision which is located on the West side of Dawes Lane East, $698' \pm$ North of Cochran Place Drive. The applicant states that the subdivision is served by public water and individual septic systems. It should be pointed out that it appears that the site is actually $4.4 \pm$ acres, based upon staff calculations.

The purpose of this application is to resubdivide one parcel and a portion of right-of-way, to be vacated by Mobile County, into one lot.

The site fronts onto Dawes Lane East, a minor street with adequate right-of-way, and South Roadway East, an unopened right-of-way that is 40-feet in width. While Dawes Lane East is a minor street, access management is a concern. It is recommended that the lot be limited to two curb-cuts, with the size, design and location to be approved by the Mobile County Engineering Department.

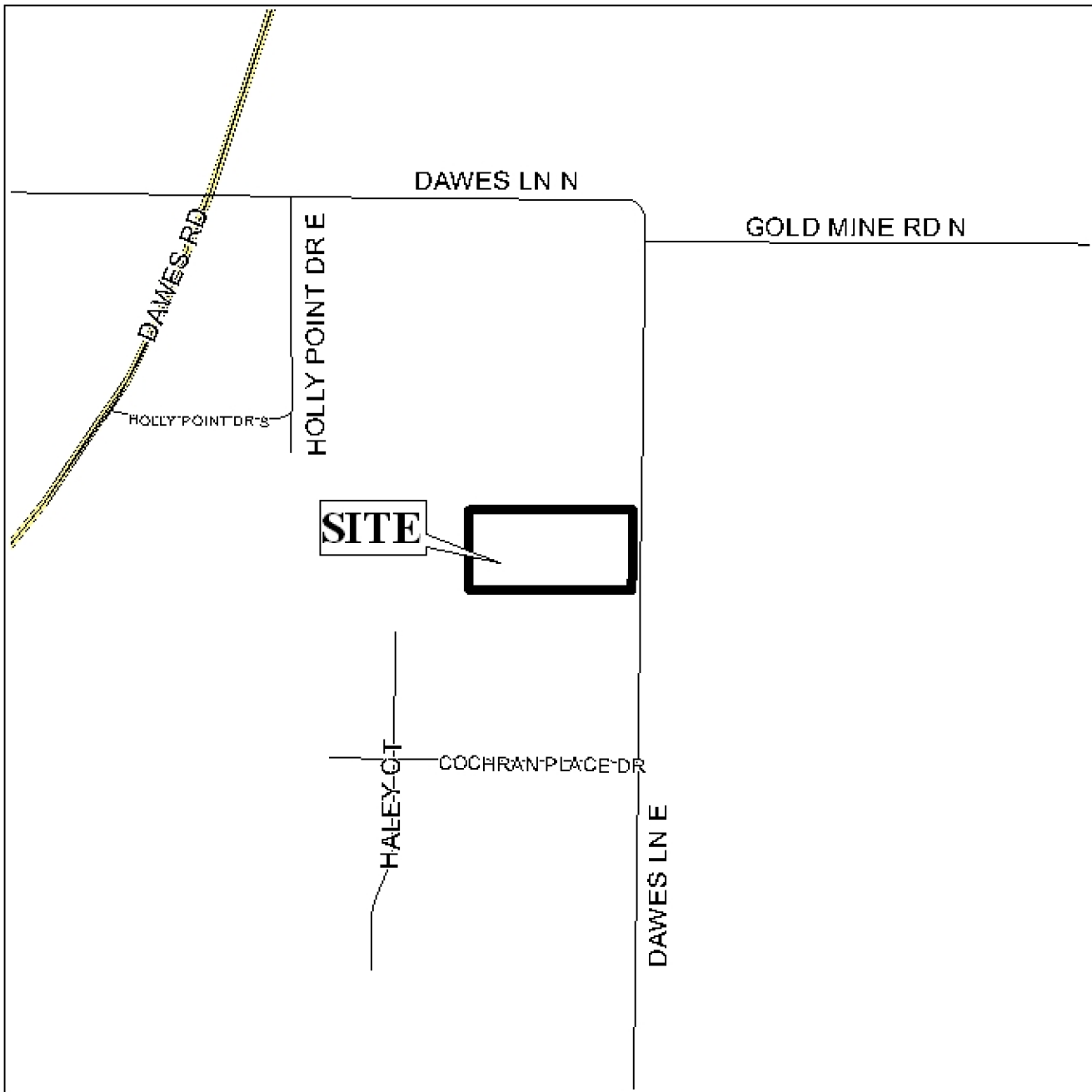
While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits.

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, there are errors in the written legal description, and it does not appear to include the right-of-way to be vacated.

With the vacation of South Roadway East right-of-way, the plat is recommended for Tentative Approval, subject to the following conditions: 1) completion of the right-of-way vacation process prior to recording the final plat; 2) placement of a note on the final plat stating that the lot is limited to two curb-cuts onto Dawes Lane East, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department; 3) placement of a note on the plat stating that a letter from a licensed engineer certifying compliance with the City of Mobile's stormwater and flood control ordinances must be provided to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits; 4) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 5) correction of the errors in the legal description, and inclusion of the right-of-way to be vacated in the description; and 6) 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

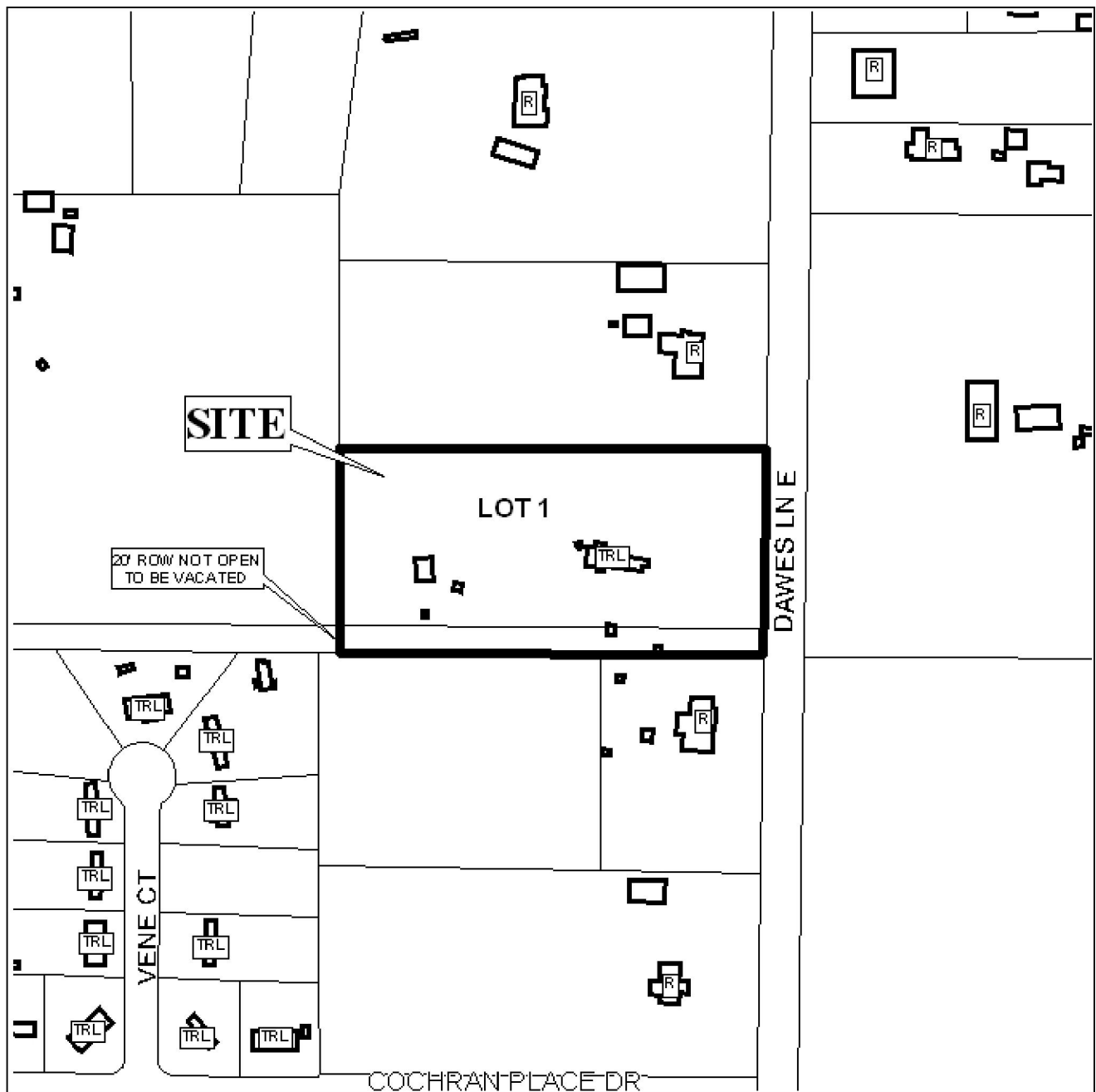


APPLICATION NUMBER 2 DATE January 18, 2007
APPLICANT Wesley and Marcus Tillman Subdivision
REQUEST Subdivision



NTS

WESLEY AND MARCUS TILLMAN SUBDIVISION



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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

N
NTS