

TILLMANS CORNER **OFFICE PARK SUBDIVISION**

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

The plat illustrates the proposed 1-lot, 2.3± acre subdivision which is located on the East side of Dozier Lane, 412'± North of U. S. Highway 90 West Service Road, and extending East to U. S. Highway 90 West Service Road. The subdivision, which is located outside the Mobile City Limits, is served by public water and sewer facilities.

The purpose of this application is to create a legal lot of record from an existing metes and bounds parcel, with the remainder of the metes and bounds parcel being designated as future development.

The site has road frontage on both U.S. Highway 90 West and Dozier Lane. U.S. Highway 90 West is shown as a major street on the Major Street Plan component of the Comprehensive Plan. While the plat submitted indicates that U.S. Highway 90 West has a variable right-of-way, the right-of-way is in excess of the minimum 250-foot right-of-way which is required by the Major Street Plan.

While there is an existing service road adjacent to the site, curb cuts onto U.S. Highway 90 West Service Road should be approved by ALDOT and the County Engineering Department.

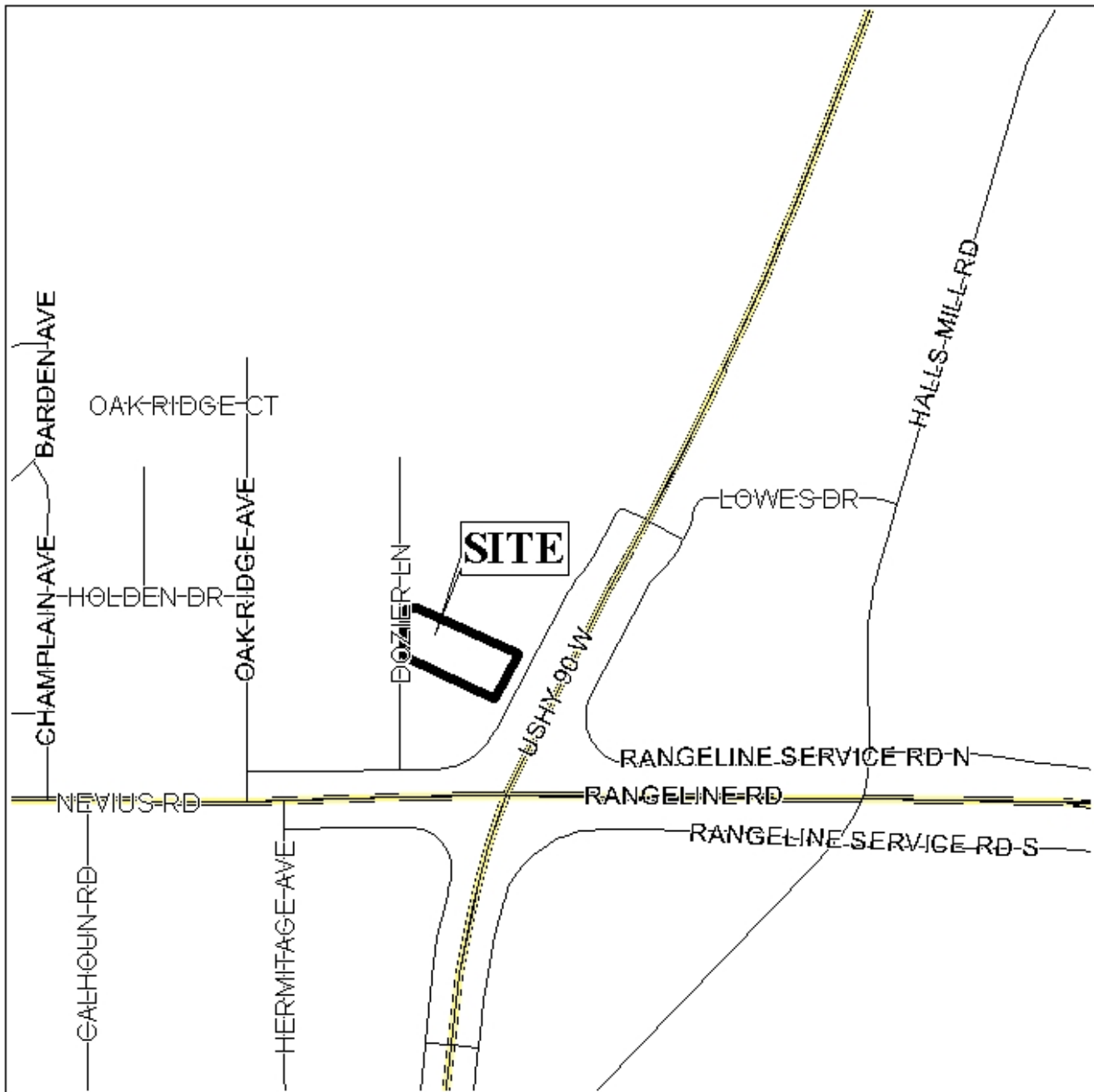
Dozier Lane is a minor residential street. The site is apparently to be developed commercially, as such, access to Dozier Lane should be limited. Access to Dozier Lane was denied in 2006 for the first submittal of the proposed Tillman's Corner Medical Park Subdivision which is just south of the site. In March, 2007, the proposed Tillman's Corner Medical Park Subdivision was resubmitted to allow access to Dozier Lane. At the time, the applicant stated that access to Dozier Lane was needed for internal circulation, convenience, and safety because of heavy traffic on U.S. Highway 90 West. It can be reasonably assumed that the current site in question would have similar concerns. In light of this, one curb cut to Dozier Lane could be considered appropriate, with the size, location, and design of such to be approved by the Mobile County Engineering Department.

The site is in the unincorporated part of Mobile County, nevertheless, compliance with the City of Mobile stormwater and flood control ordinances will be required. A note on the final plat requiring submission of a certification from a licensed engineer stating that development on the site will comply with the City of Mobile stormwater and flood control ordinances prior to issuance of permits should be required. Additionally, 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.

Given the preceding, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the size, location and design of all curb cuts to U.S. Highway 90 West Service Road are to be approved by the Mobile County Engineering Department and ALDOT;
- 2) placement of a note on the final plat stating that access to Dozier Lane is limited to one curb cut, with the size, location, and design to be approved by the Mobile County Engineering Department;
- 3) placement of a note on the final plat requiring submission of a certification from a licensed engineer stating that development on the site will comply with the City of Mobile stormwater and flood control ordinances prior to issuance of permits; and
- 4) 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 13 DATE May 17, 2007

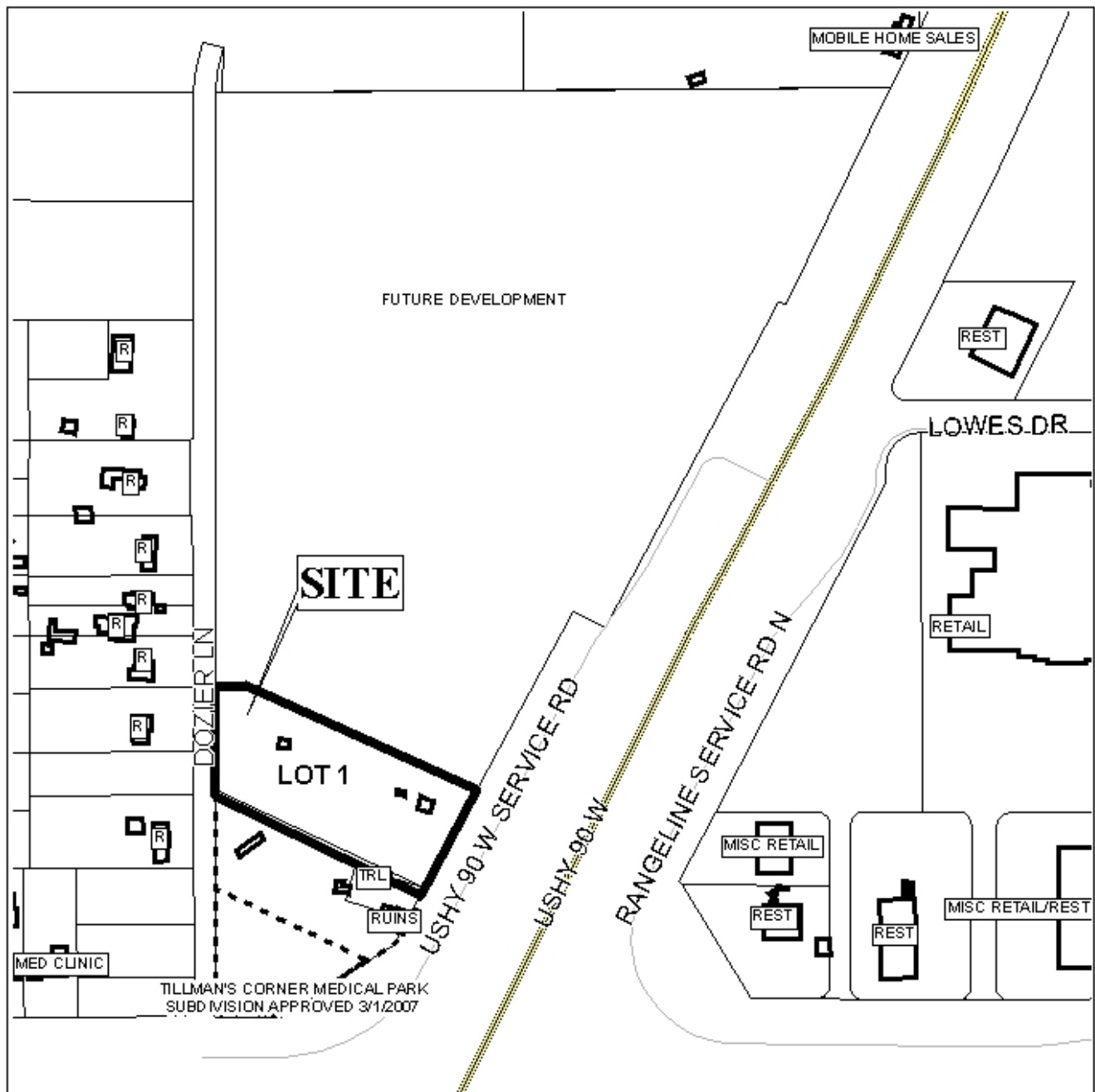
APPLICANT Tillman's Corner Office Park Subdivision

REQUEST Subdivision



NTS

TILLMAN'S CORNER MEDICAL PARK SUBDIVISION



APPLICATION NUMBER 13 DATE May 17, 2007

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

