

JAMES A. WILSON ESTATE SUBDIVISION

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

This plat illustrates the proposed 5± acre, 4-lot subdivision, which is located at 8111 and 8135 Tanner Williams Road, on the South side of Tanner Williams Road. The site is served by public water and individual septic tanks.

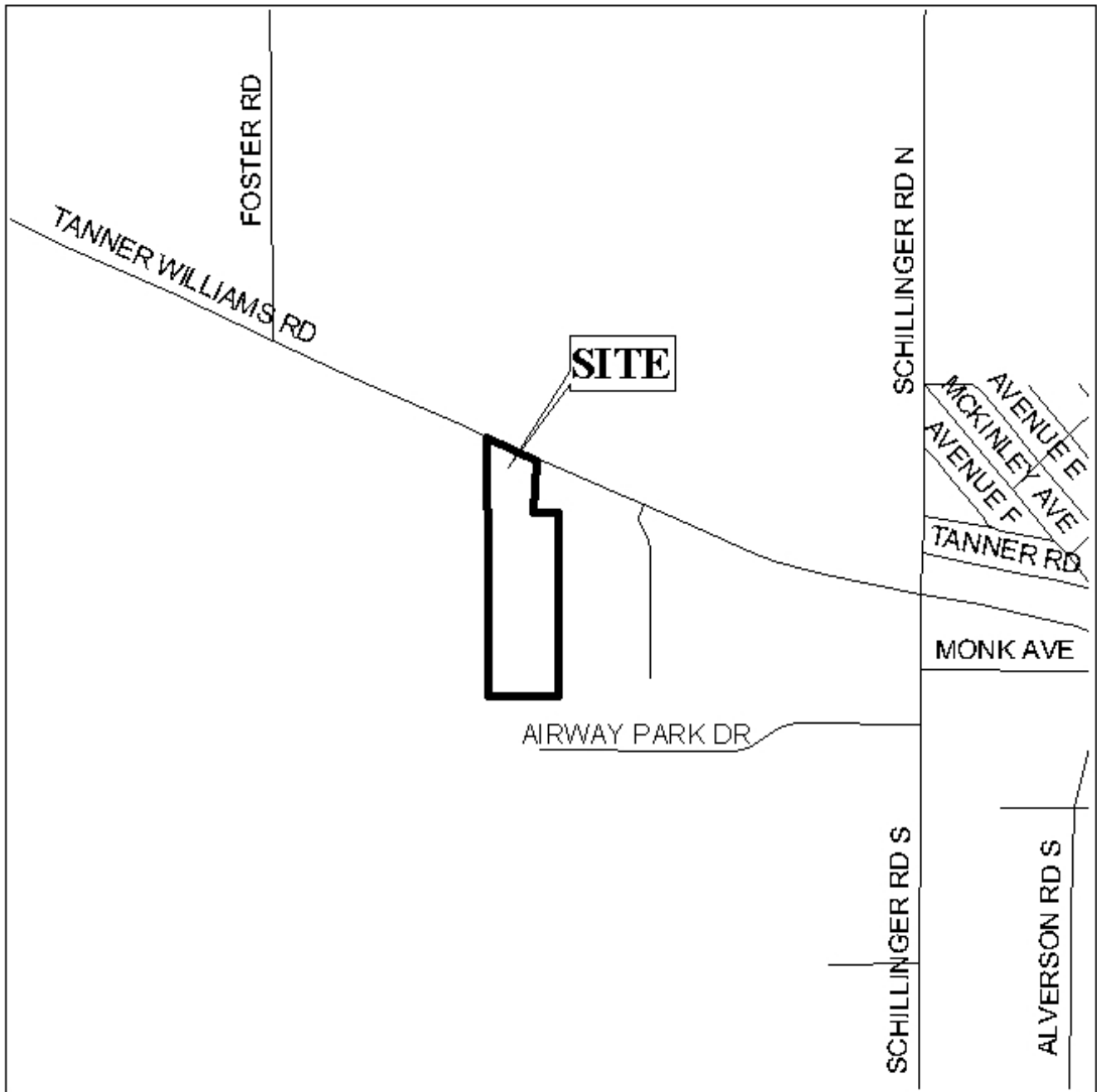
The purpose of the application is to subdivide an existing metes and bounds parcel into 4 legal lots of record.

The site fronts Tanner Williams Road, a planned major street, which currently has a right-of-way of 60 feet, and as such is substandard in width. The plat shows a building setback line of 45', which would allow for the required minimum 25' building setback, as well as future expansion of Tanner Williams Road.

Lots 3 and 4 exceed the maximum width to depth ratio of the Subdivision Regulations, and therefore would require a waiver of Section V.D.3.

With a waiver of Section V.D.3 (width to depth), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following condition: 1) the additional setback (45') as shown on the plat submitted.

LOCATOR MAP



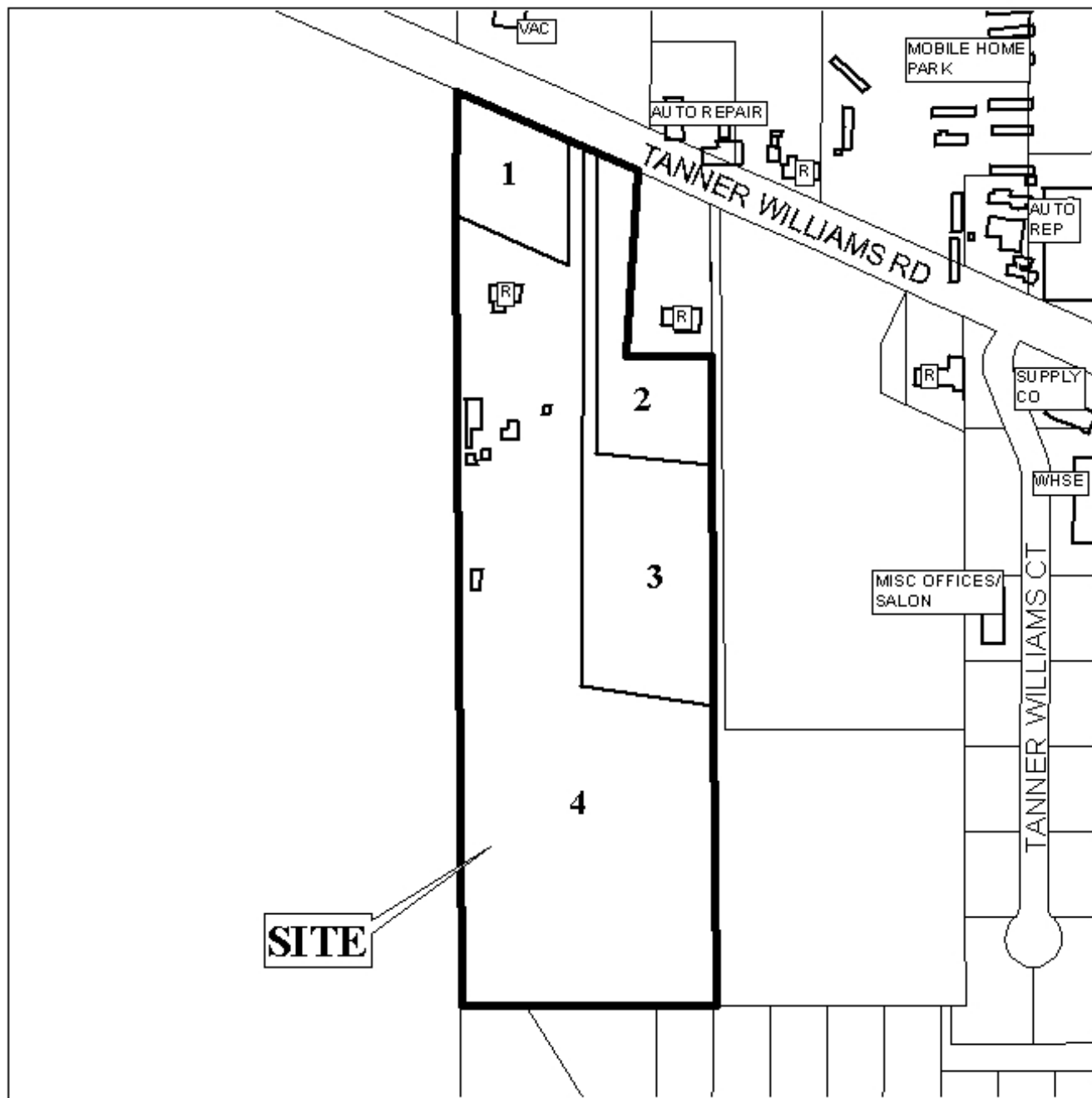
APPLICATION NUMBER 4 DATE January 20, 2005

APPLICANT James A. Wilson Estate Subdivision

REQUEST Subdivision



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LEGEND

