

RAM'S HEAD ADDITION TO TILLMAN'S CORNER **SUBDIVISION, UNIT TWO, RESUBDIVISION OF** **LOT 1**

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

The plat illustrates the proposed 2 lot, 3.2 ± acres subdivision which is located on the West side of U.S. Highway 90 Service Road, extending to the East side of Willis Road. The subdivision is served by public water and sanitary sewer.

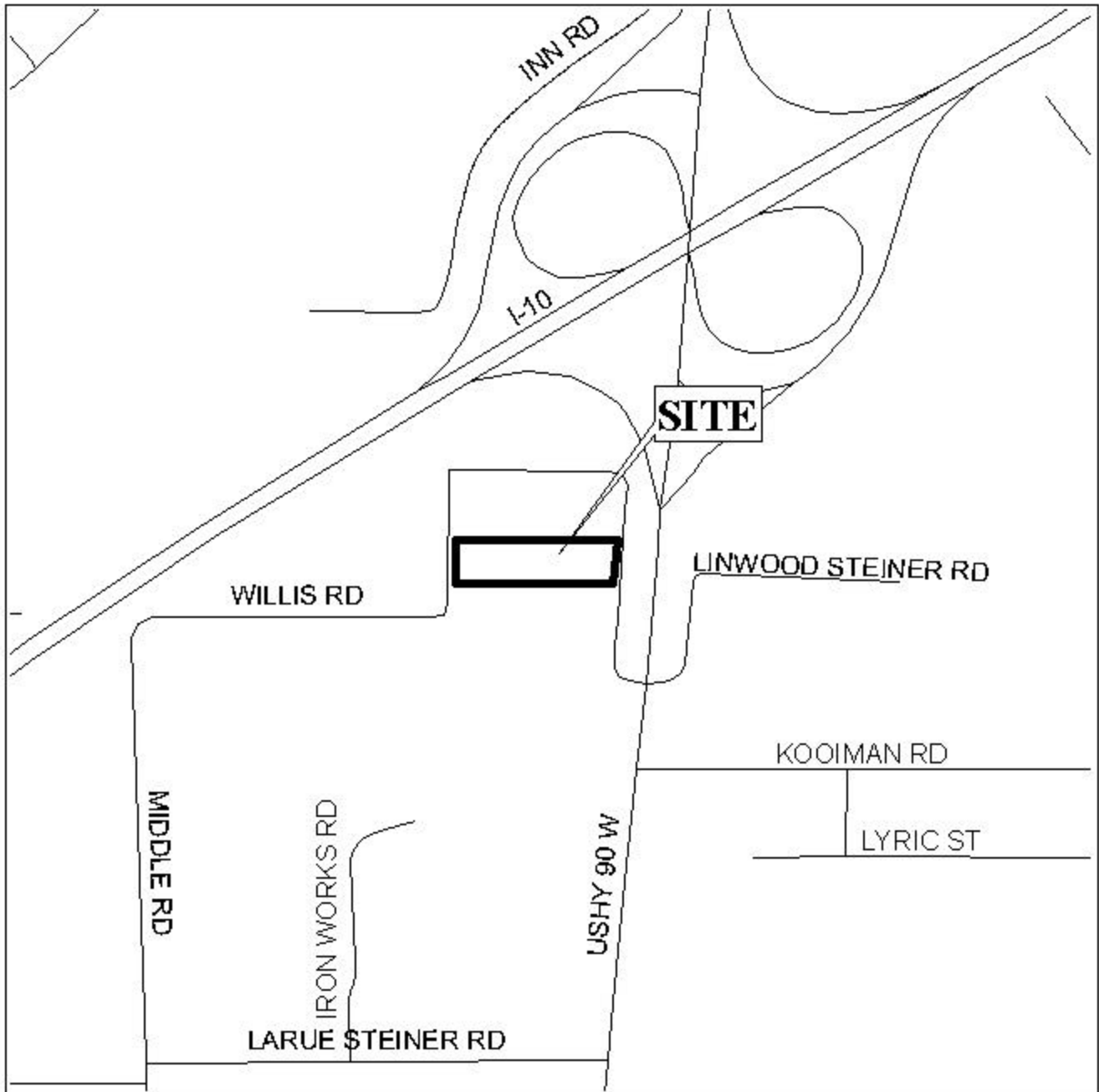
The purpose of this application is to create two lots from a legal lot of record.

As illustrated on the plat, Lot 2 fronts a service road for U.S. Highway 90, a major street on the Major Street Plan with an existing 250' right-of-way. The existing right-of-way complies with the Major Street Plan and service roads are an approved method of access management to the Major Street. Additionally, a note should be placed on the final plat stating that crossover traffic between Lots 1 and 2 is prohibited, which was a condition of approval when the initial subdivision was granted on September 4th. Additionally, Lot 1 should be limited to one curb cut to Willis Road with the size, location and design to be approved by County Engineering.

This site is located in the 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.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Willis Road with the size, location and design approved by County Engineering; 2) the placement of a note on the final plat stating that crossover traffic between Lots 1 and 2 is prohibited; and 3) the 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 19 DATE December 4, 2003

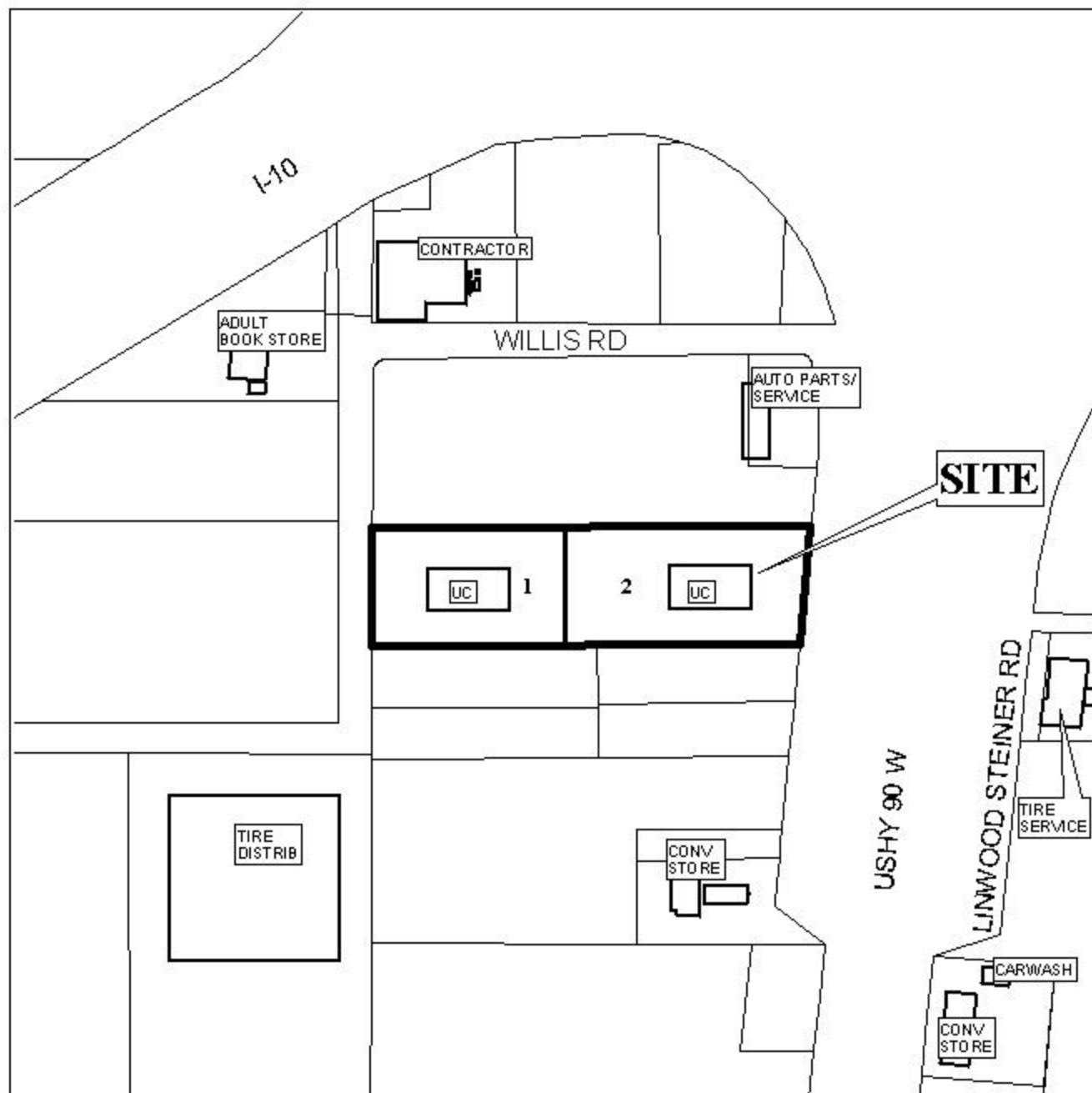
APPLICANT Ram's Head Addition to Tillman's Corner, Sub, Unit Two, Resub Lot 1

REQUEST Subdivision



NTS

RAM'S HEAD ADDITION TO TILLMAN'S CORNER SUBDIVISION, UNIT TWO, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 19 DATE December 4, 2003

LEGEND



NTS