

## **SPANISH TRAIL COMMERCIAL PARK SUBDIVISION, RESUBDIVISION OF LOTS 10, 11, & 12**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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 issuance of any permits.

Fire-Rescue Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 2-lot, 2.3± acre subdivision which is located on the West side of Spanish Trail Court, 125'± South of Theodore Dawes Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and sewer systems. The purpose of this application is to create two legal lots of record from three legal lots created by a Planning Commission approved Subdivision in 1979.

As previously stated, the proposed lots front Spanish Trail Court. Spanish Trail Court is a paved minor street with an adequate right-of-way width created by the original Spanish Trail Commercial Park Subdivision in 1979. The right-of-way width, however, is not depicted on the preliminary plat. The Final Plat, if approved, should be revised to illustrate the existing right-of-way width.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots exceed the 7,200 square foot minimum lot size requirements for lots served by city water and sewer systems. The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat and should be retained on the Final Plat, if approved; however, a portion of the existing building on the proposed Lot A is depicted as extending 3 feet beyond the 25-foot minimum setback line. It should be noted, that no future structures shall be built within the 25-foot minimum setback area.

There is a 10' Drainage and Utility easement depicted along the western perimeter of the subject property, in addition to a 20' Sanitary Sewer and Access to Pumping Station easement depicted along the southern perimeter of the property on the preliminary plat. These easements should be retained on the Final Plat, if approved, as well as a note stating that no structures are allowed in any easement.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that the lots are limited to the existing curb cuts to Spanish Trail Court, with any changes to the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat, if approved.

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

- 1) Labelling of the right-of-way width of Spanish Trail Court;
- 2) Retention of the lot size information in both square feet and in acres;
- 3) Retention of the 25' minimum building setback line along Spanish Trail Court;
- 4) Placement of a note on the Final Plat stating that no proposed structures are allowed within the 25-foot minimum setback area;
- 5) Placement of a note on the Final Plat stating that no structures are allowed in the easement;
- 6) Placement of a note on the Final Plat stating that the lot is limited to the existing curb cuts to Spanish Trail Court, with any changes in the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) Placement of a note stating that any sites that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 8) Compliance with Engineering comments: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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 issuance of any permits.);and*
- 9) Compliance with Fire Department comments and placement of a note *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).).*

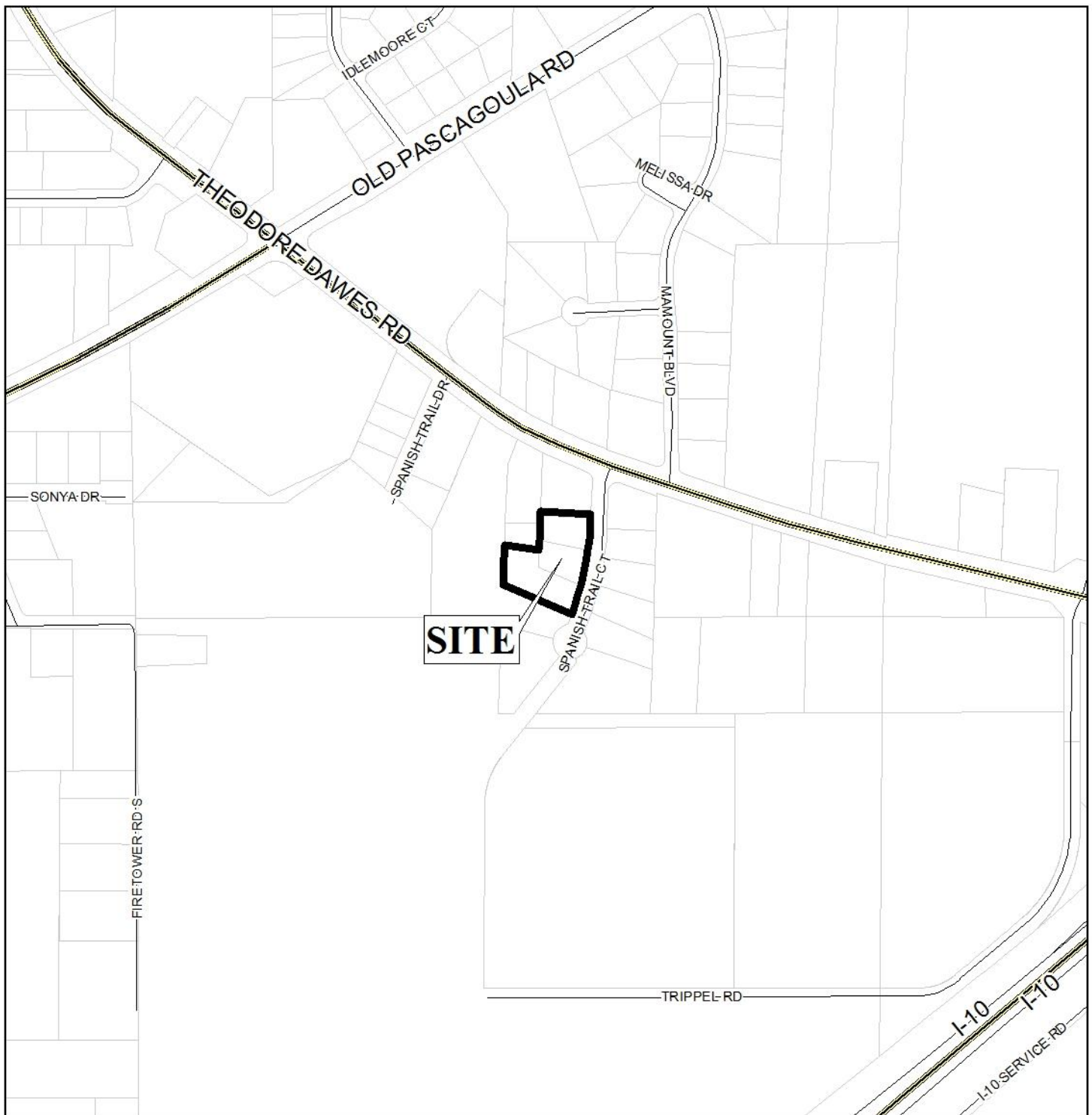
# LOCATOR MAP



APPLICATION NUMBER 6 DATE October 6, 2016  
 APPLICANT Spanish Trail Commercial Park Subdivision, Resubdivision of Lots 10, 11, & 12  
 REQUEST Subdivision



# LOCATOR ZONING MAP



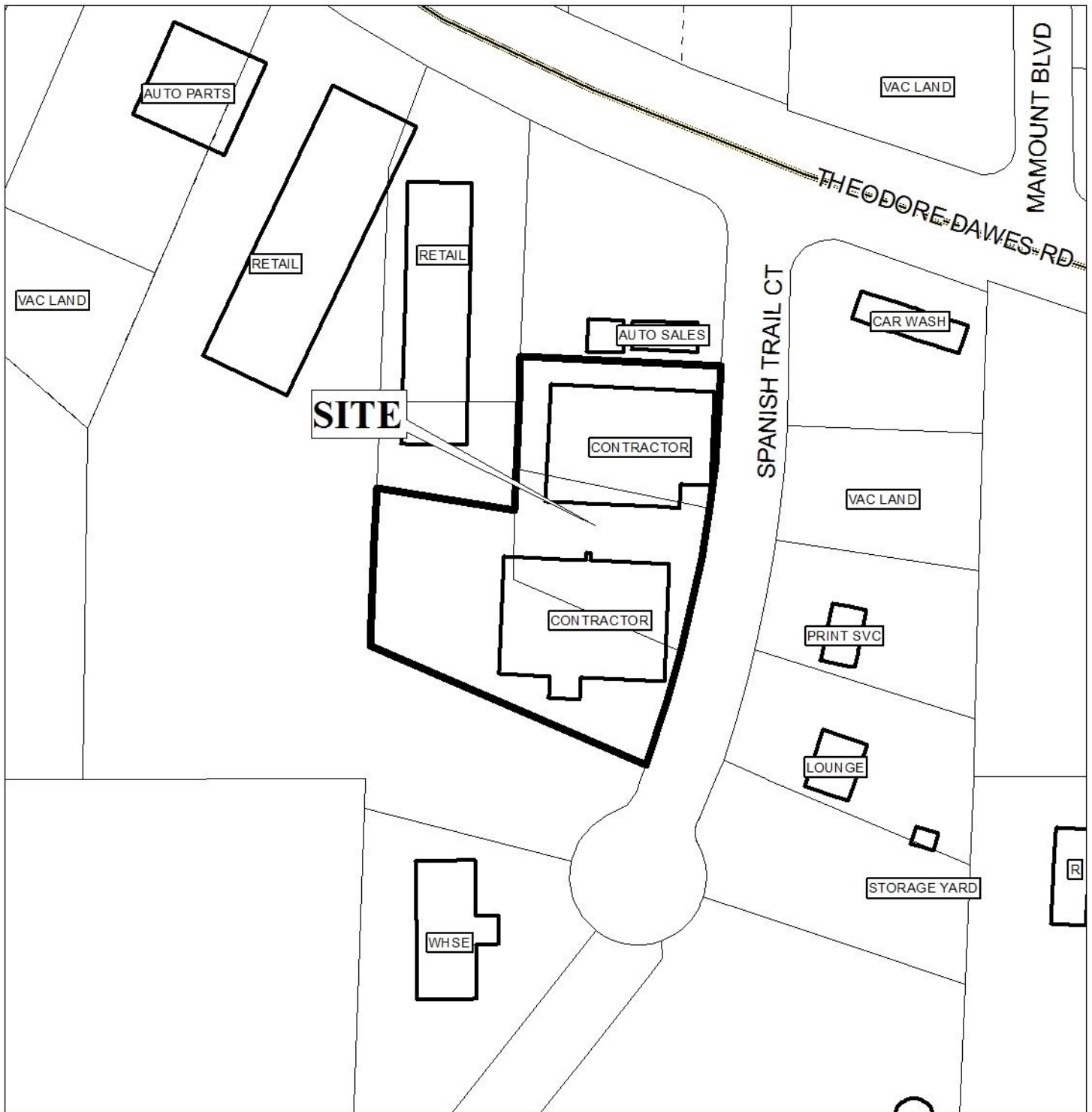
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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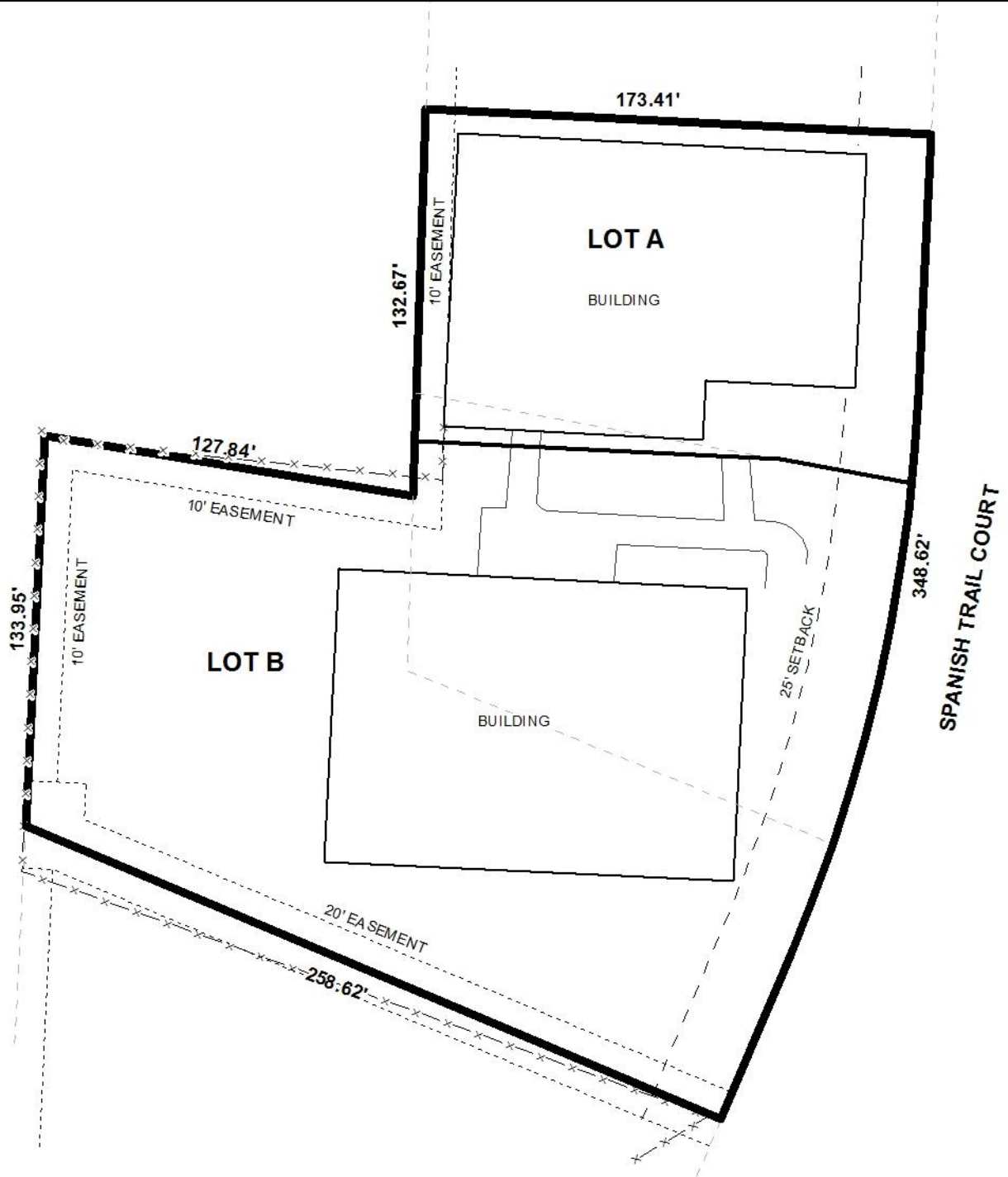
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NTS



# DETAIL SITE PLAN



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