

SPANISH TRAIL COMMERCIAL PARK SUBDIVISION, **PHASE TWO, RESUBDIVISION OF LOTS 5-8**

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

The plat illustrates the proposed 1.4± acre, 2-lot subdivision, which is located at the Southeast corner of Spanish Trail Drive and Theodore Dawes Road, extending to the South terminus of Spanish Trail Drive. The site is served by public water and sanitary sewer.

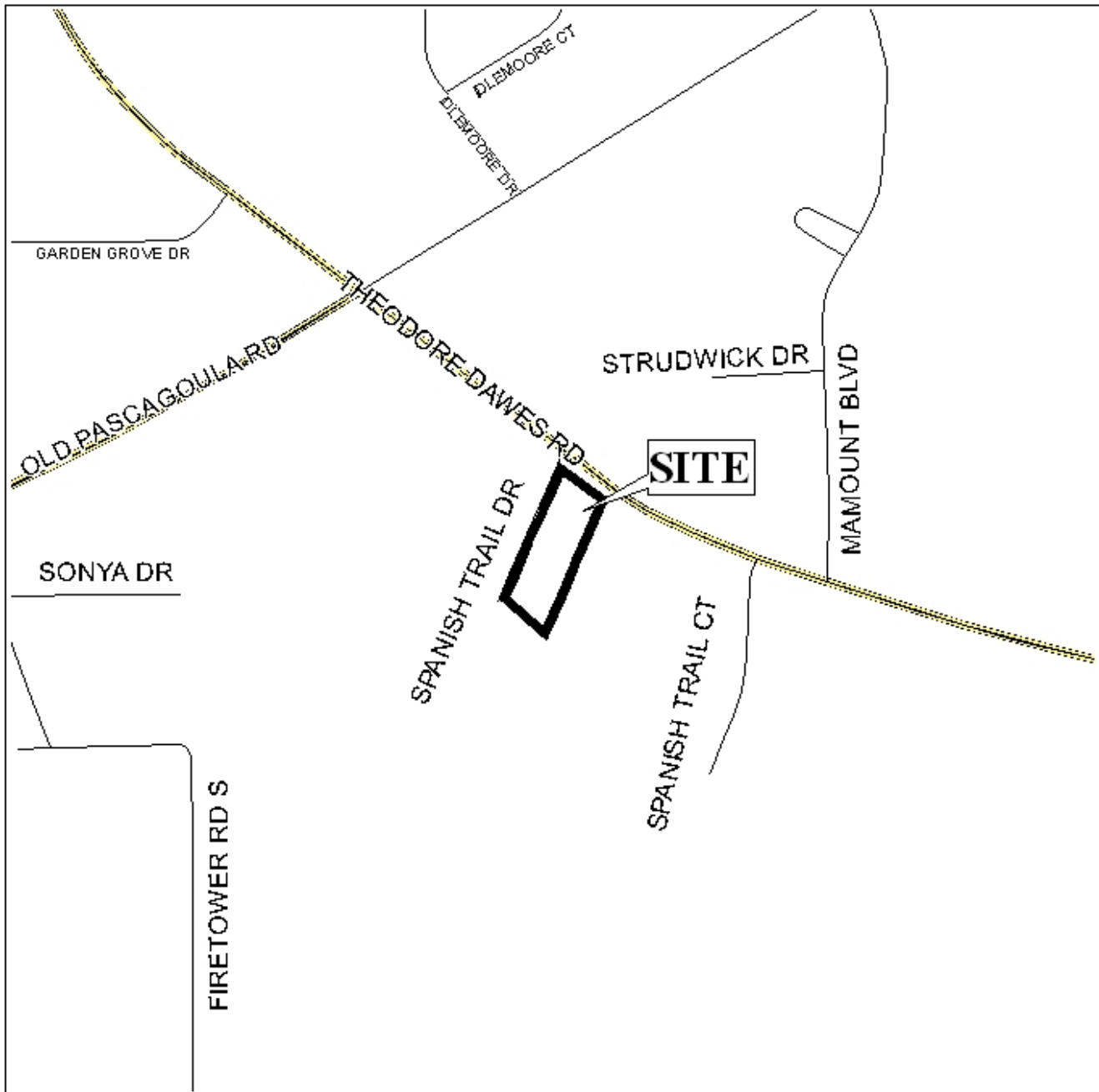
The purpose of the application is to create two lots from four existing lots of record.

The site fronts Spanish Trail Drive, which has a 60-foot right-of-way, and Theodore Dawes Road, a planned major street with a varying right-of-way. The plat illustrates 50 feet of existing right-of-way from the centerline of Theodore Dawes Road, as required.

The site is located in the County; thus any lots that 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 any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and 2) that the final plat show that a right-of-way of 50 feet from the centerline of Theodore Dawes Road is existing.

LOCATOR MAP



APPLICATION NUMBER 12 DATE March 16, 2006

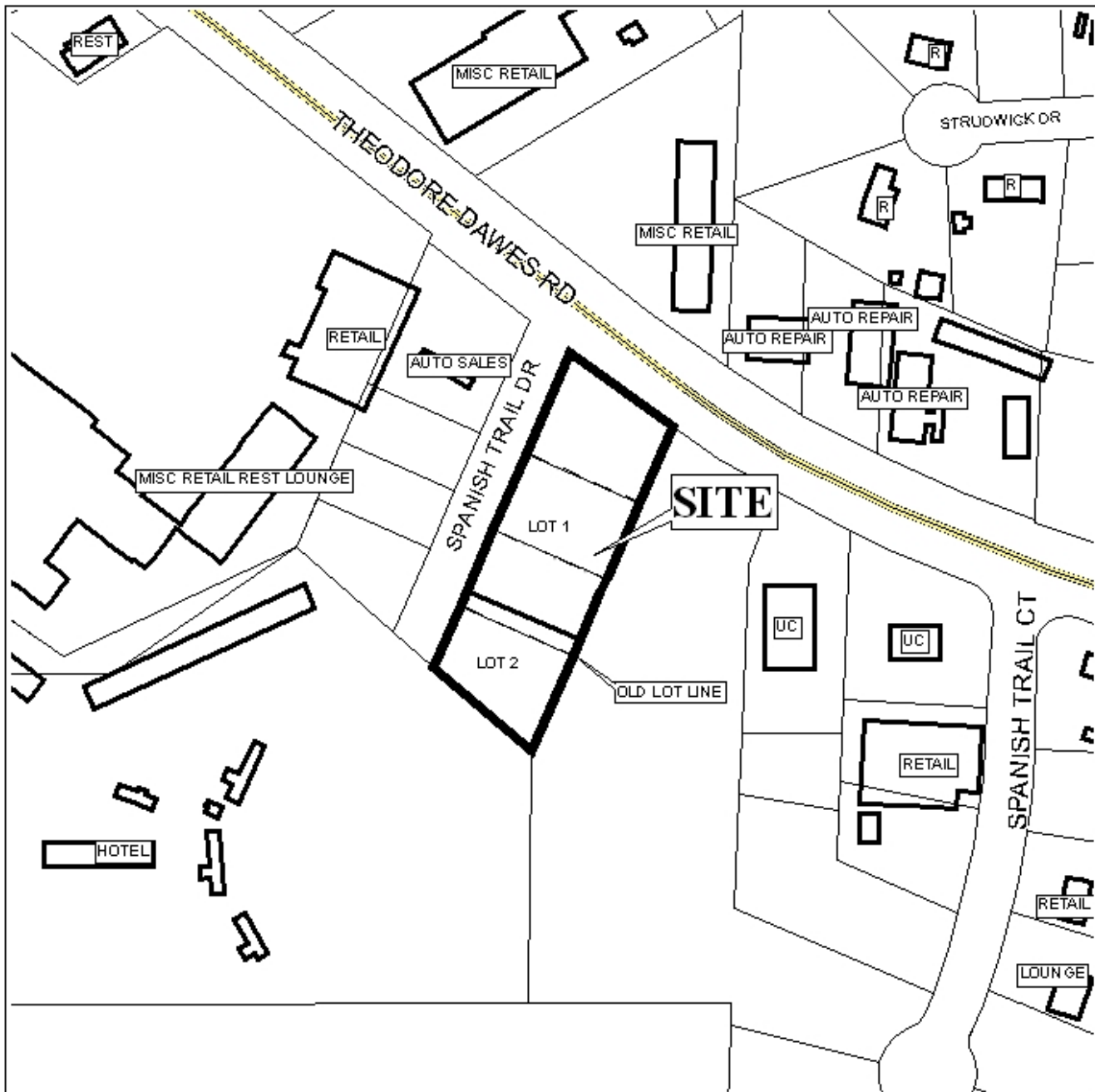
APPLICANT Spanish Trail Commercial Park Subdivision, Phase Two, Resubdivision of Lots 5-8

REQUEST Subdivision



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SPANISH TRAIL COMMERCIAL PARK SUBDIVISION, PHASE TWO, RESUBDIVISION OF LOTS 5-8



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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
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