

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 20, 2008

USA Square, Inc.
2113 Largo Avenue
Mobile, AL 36609

Re: Case #SUB2008-00131
USA Square Subdivision
Southwest corner of Old Shell Road and Cody Road South.
2 Lots / 2.4± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on June 19, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of right-of-way along Cody Road sufficient to provide 50-feet as measured from the centerline;**
- 2) **depiction of the existing curb-cuts for Lot A, and placement of a note on the final plat stating that Lot A is limited to the existing curb-cuts, and that Lot B is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards;**
- 3) **compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.*);**
- 4) **placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 5) **the labeling of the lots with their size in square feet;**
- 6) **submission of 7 copies of final Berdie Broadus Subdivision plat prior to the signing of the USA Square Subdivision plat; and**

7) completion of the subdivision process prior to applying for permits for land disturbance or new construction.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc