

THEODORE OAKS SHOPPING CENTER SUBDIVISION

Engineering Comments: If utilizing an existing detention system, need Engineer's certification that the detention system is adequately sized for the development and is functioning. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: MAWSS has only sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 13.8 acre \pm , 5 lot subdivision which is located on Northwest corner of US Highway 90 West and Theodore Dawes Road, and is in Council District 4 as well as in Mobile County. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create 5 legal lots from a combination of lots and metes and bounds parcels. The existing legal lot was approved by the Planning Commission at its October 16, 2003 meeting.

It should be pointed out that the proposed subdivision site crosses the Mobile City Limits line, and the subdivision will result in lots crossing the city limit line. Typically when a lot crosses a jurisdictional line, the property must be brought entirely into one of the jurisdictions, thus the new lot that will be created for the existing administrative offices of the Mobile County Water, Sewer and Fire Protection Authority must either be brought entirely into the City of Mobile, or de-annexed.

The site has frontage onto U.S. Highway 90 West and Theodore Dawes Road, both proposed major streets. As a proposed major street, the right-of-way width for U.S. Highway 90 West should be 250 feet, however, the existing width is shown as 173 feet on the plat. Dedication sufficient to provide 125 feet from centerline should be required. The existing right-of-way for Theodore Dawes Road is labeled as 100-feet on the plat (with the note that the right-of-way

width varies). A portion of the site containing a facility for the Mobile County Water, Sewer and Fire Protection Authority juts into the Theodore Dawes Road right-of-way, and GIS parcel data indicates that the right-of-way width is less than the required 100-feet, thus dedication to provide 50-feet from centerline should be required where the right-of-way is non-compliant. An exception regarding the right-of-way dedication may be required for that portion of the Mobile County Water, Sewer and Fire Protection Authority pumping station that juts into the Theodore Dawes Road right-of-way.

Access management is a concern due to the site abutting two proposed major streets. The site is presently developed with a strip shopping center, fast food restaurant, bank, a pumping station for the Mobile County Water, Sewer and Fire Protection Authority and administrative offices and facilities for the Mobile County Water, Sewer and Fire Protection Authority. The site has three (3) existing curb-cuts onto U.S. Highway 90 West and seven (7) onto Theodore Dawes Road. The site should be limited to its existing curb-cuts. Any change in the size, design, or location of the existing curb-cuts must be approved by Traffic Engineering and ALDOT, and conform with AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved. The 25-foot setback line must reflect any required dedications.

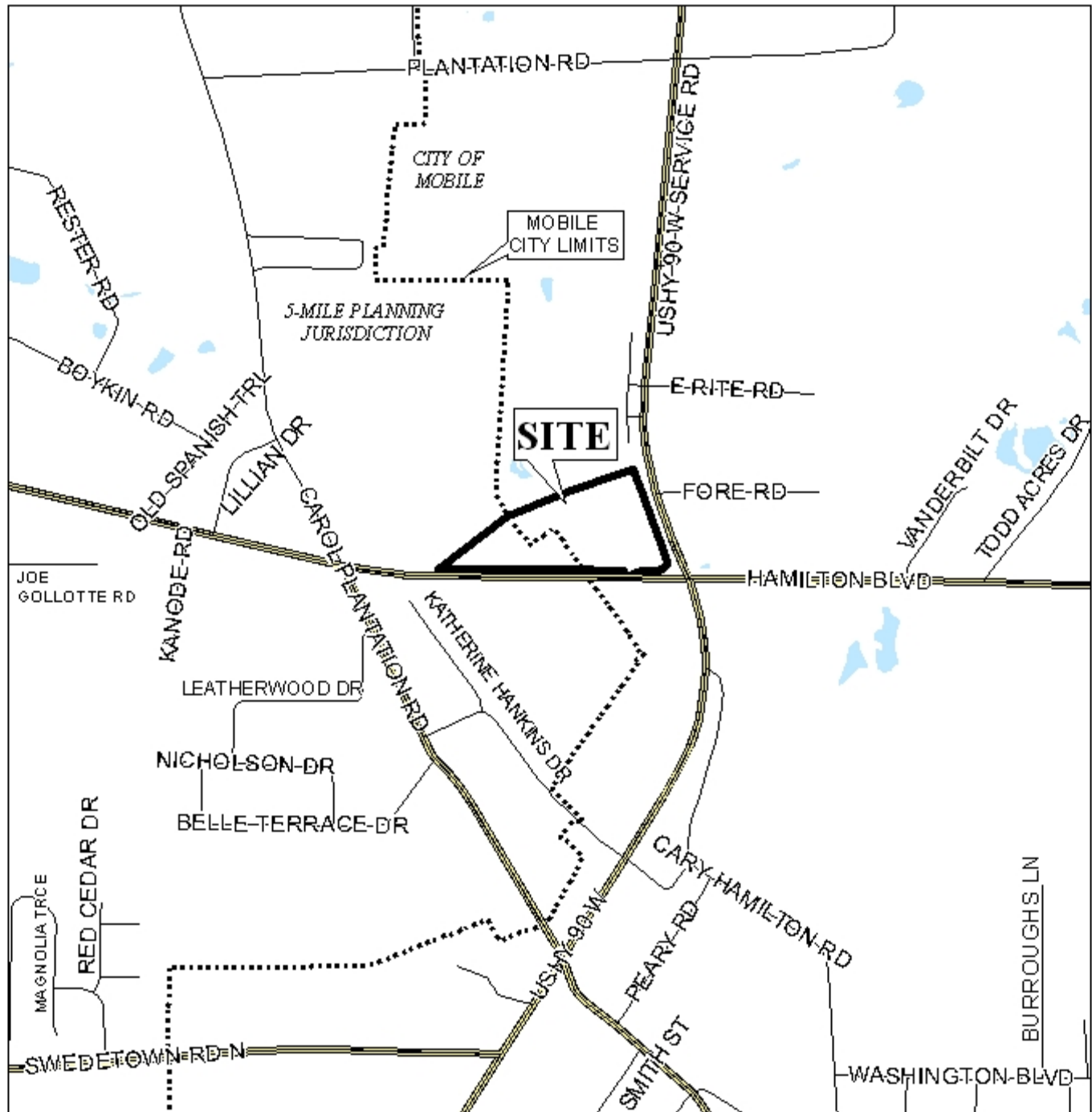
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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

- 1) Dedication of sufficient right-of-way along U.S. Highway 90 West to provide 125 feet as measured from the centerline;
- 2) Dedication of sufficient right-of-way along Theodore Dawes Road to provide 50-feet from centerline, except for that portion adjacent to the Mobile County Water, Sewer and Fire Protection Authority pumping station if the facility must include the property for the existing facility;
- 3) Placement of a note on the final plat stating that the site is limited to its existing curb-cuts [three (3) to U.S. Highway 90 West and seven (7) onto Theodore Dawes Road], with any changes to the size, design and location of the existing curb-cuts to be approved by Traffic Engineering and ALDOT, and to conform to AASHTO standards.
- 4) Resolution of the lots crossing jurisdictional boundaries so that they are either fully within or fully excluded from the City of Mobile, prior to any attempt to obtain building permits from the City of Mobile or Mobile County;
- 5) depiction of the 25-foot minimum building setback line from all street frontages, as required by Section V.D.9. of the Subdivision Regulations;
- 6) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;

- 7) compliance with Engineering comments (*If utilizing an existing detention system, need Engineer's certification that the detention system is adequately sized for the development and is functioning. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*); and
- 8) 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.

LOCATOR MAP



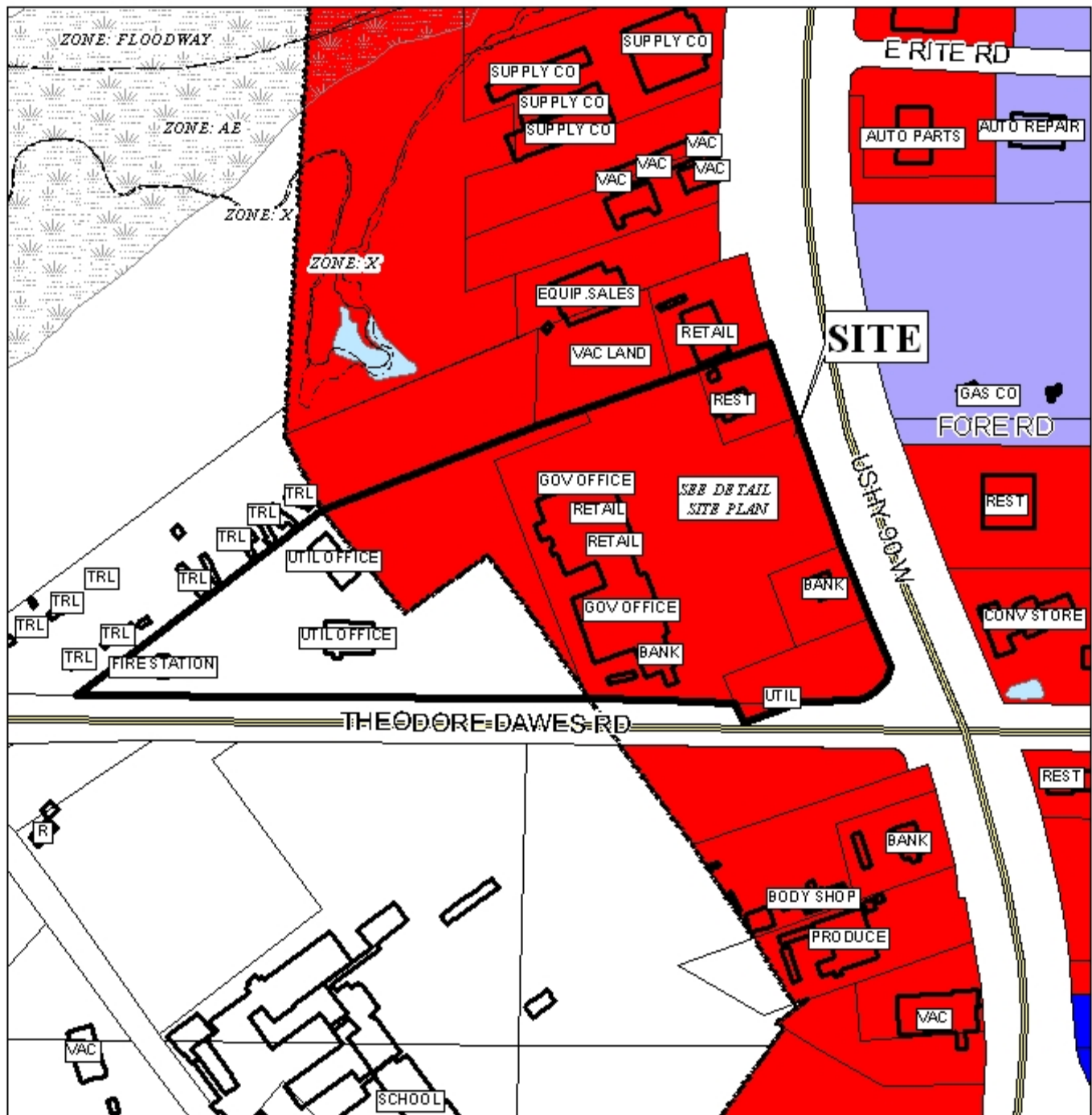
APPLICATION NUMBER 6 DATE December 2, 2010

APPLICANT Theodore Oaks Shopping Center Subdivision

REQUEST Subdivision



THEODORE OAKS SHOPPING CENTER SUBDIVISION



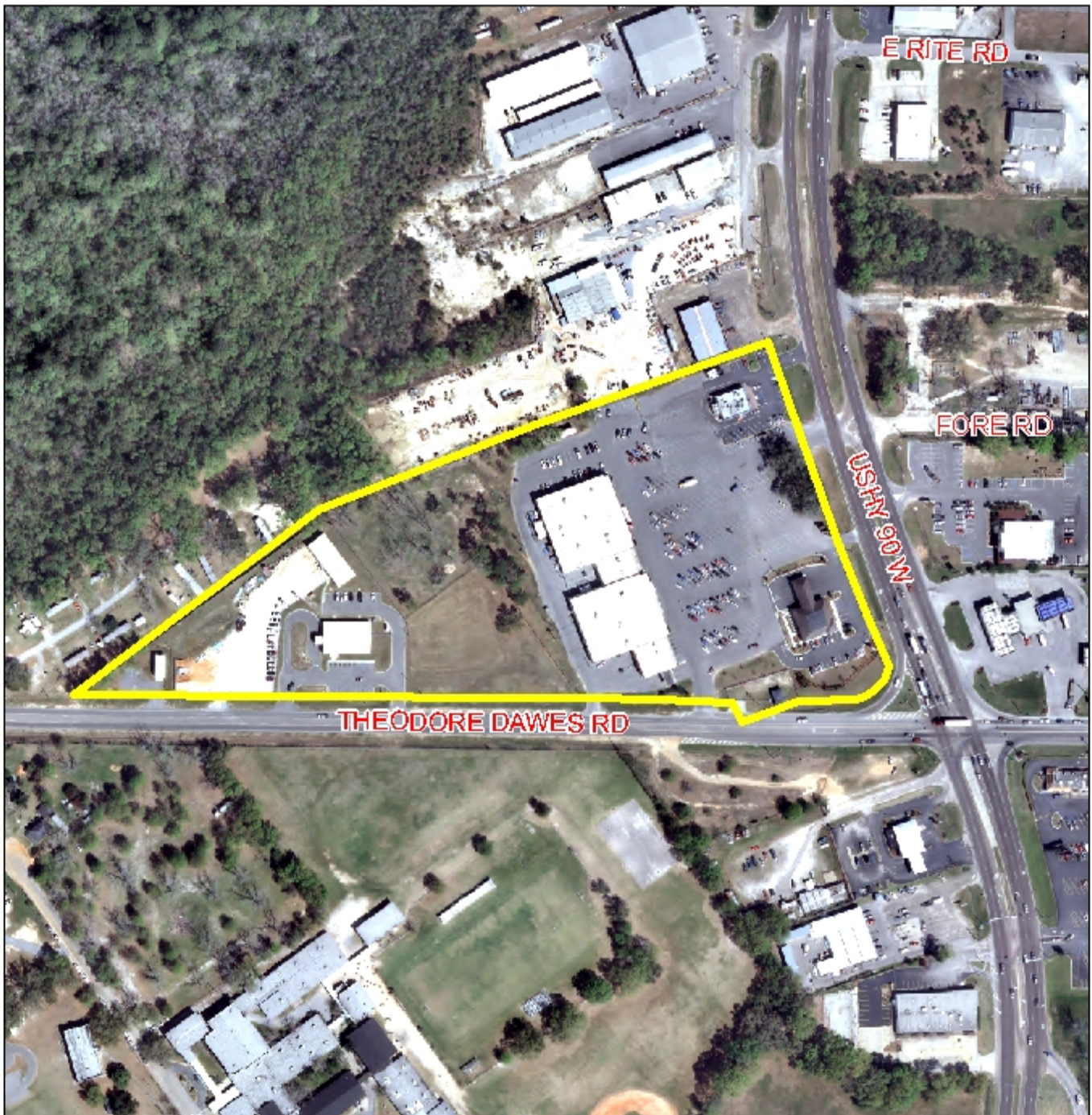
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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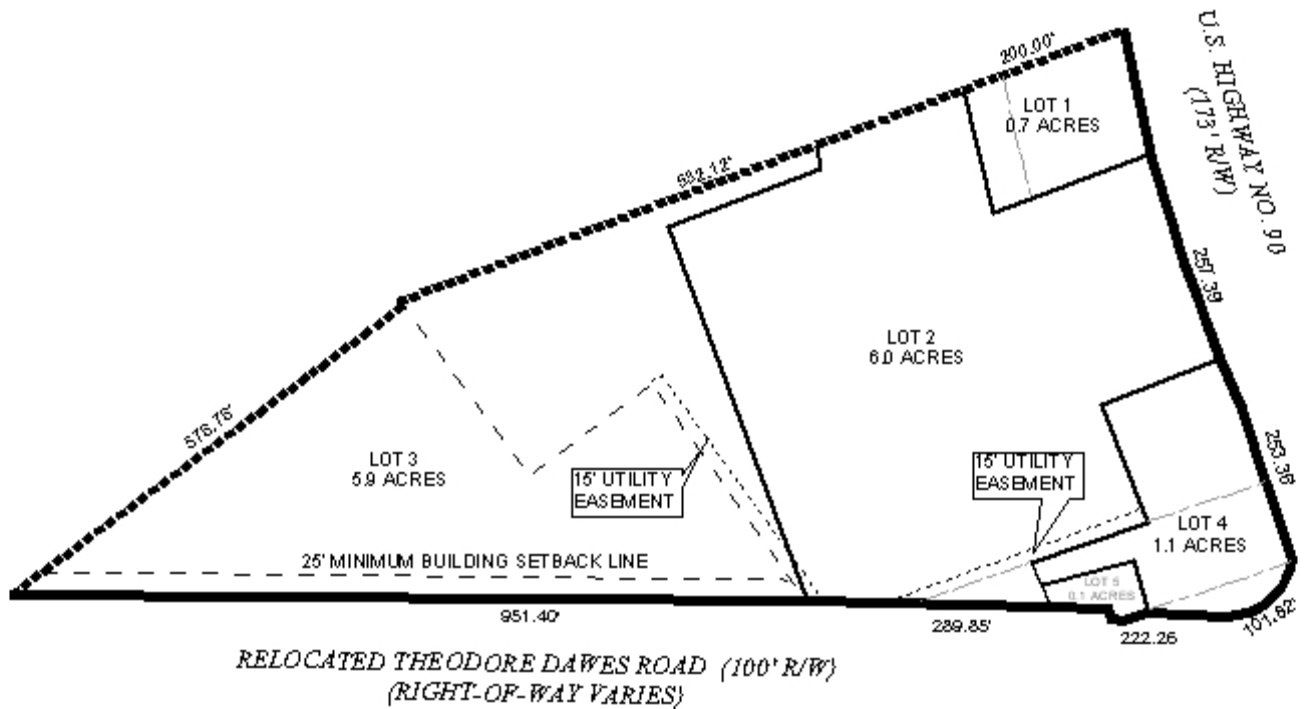
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DETAIL SITE PLAN



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APPLICANT Theodore Oaks Shopping Center Subdivision

REQUEST Subdivision



NTS