

**SUBDIVISION,  
PLANNED UNIT DEVELOPMENT (East),  
PLANNED UNIT DEVELOPMENT (West)  
STAFF REPORT**

**Date: April 3, 2014**

**DEVELOPMENT NAME**

McGowin Park, LLC

**LOCATION**

**SUBDIVISION**

1250, 1400 and 1401 Satchel Paige Drive  
(Northwest corner of Satchel Paige Drive and Bolling Bros Boulevard extending to the East side of I-65 and extending to the South side of Government Street and Southeast corner of Government Boulevard and Satchel Paige Drive, 270'± West of McVay Drive extending to the North and South sides of Bolling Bros Boulevard).

**PLANNED UNIT DEVELOPMENT (East)**

1401 Satchel Paige Drive  
Southeast corner of Government Boulevard and Satchel Paige Drive, 270'± West of McVay Drive extending to the North and South sides of Bolling Bros Boulevard.

**PLANNED UNIT DEVELOPMENT (West)**

1250 and 1400 Satchel Paige Drive  
(Northwest corner of Satchel Paige Drive and Bolling Bros Boulevard extending to the East side of I-65 and extending to the South side of Government Street)

**CITY COUNCIL  
DISTRICT**

District 4

**PRESENT ZONING**

B-3, Community Business District

**AREA OF PROPERTY**

**Subdivision** 89.6± Acres 19 Lots  
**Planned Unit Development (East)** 41.82± Acres  
**Planned Unit Development (West)** 47.76± Acres

**CONTEMPLATED USE**

**Planned Unit Development (East)** Planned Unit Development Approval to amend a previously approved PUD to allow multiple buildings on a single building site and allow shared access and parking; and to approve a general sign package for the development.

**Planned Unit Development (West)** Planned Unit Development Approval to amend a previously approved

PUD to allow multiple buildings on a single building site and allow shared access and parking; and to approve a general sign package for the development.

**TIME SCHEDULE**  
**FOR DEVELOPMENT**

Begin immediately

**ENGINEERING**  
**COMMENTS**

**Subdivision**

The following comments should be addressed prior to acceptance and signature by the City Engineer:

- A. Provide a thicker line for the boundary of the proposed subdivision for Parcel A and Parcel B.
- B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention will be required for any future addition(s) and/or land disturbing activity.
- C. Correct the name of Bolling Brothers Boulevard (not “Bollings”) in the legal description and on the 3 sheets.
- D. Move the wetlands note or label for LOT 17 for legibility.
- E. List the type of Survey on the Plat.
- F. Revise the Plat so that the written legal description matches the bearing and distance labels.
- G. Show and label each and every existing and proposed Right-Of-Way and easement.
- H. Provide and label the monument set or found at each subdivision corner.
- I. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.
- J. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- K. Remove the County Engineer’s signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.

**PUD (East)**

1. Each Lot Owner shall be required to submit a Land Disturbance Permit application for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
2. Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters:

- i. 5-13-2009 Policy Letter(Car wash drains and dumpster pads to drain to Sanitary Sewer System)
- ii. 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping)
- iii. 3-18-2004 Policy Letter (Additional subdivision street requirements)

**PUD (West)**

1. Each Lot Owner shall be required to submit a Land Disturbance Permit application for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
2. Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters:
  - i. 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System)
  - ii. 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping)
  - iii. 3-18-2004 Policy Letter (Additional subdivision street requirements)

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study.

**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).

Preservation status is to be given to the 50" Live Oak Tree located on the North East side of Lot 10. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

**FIRE DEPARTMENT****COMMENTS**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

**MAWSS****COMMENTS**

MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

**REMARKS**

The applicant is requesting Subdivision and Planned Unit Development Approval to develop the overall site in question as a retail and restaurant complex, consisting of multiple buildings on multiple lots with both public and private street access. To simplify phasing and possible future amendments, the overall site is being split into two PUD Applications – McGowan Park West Development and McGowan Park East Development, on the West and East sides of Satchel Paige Boulevard respectively.

The site was the subject of PUD and Subdivision applications which were approved in November and December 2013, respectively. The applicant is now seeking to amend those applications, changing the number of lots from 20 to 19, and modifying the internal circulation and sign package. While the proposed amendments are significant enough to require new approvals, they are not significant enough to have a negative impact on the previous approval or the surrounding properties.

The McGowan Park East Development consists of 41.82 acres and is bordered by Government Boulevard, Satchel Paige Drive, Bulling Brothers Boulevard, and McKay Drive. The development consists of a 251,410 sf retail shopping center, 5 restaurant pads, and 4.87 acres of outparcels. The parking for the restaurant pads will be integral with the shopping center and will be constructed in the initial phase, however, the buildings will be developed individually. The outparcels will also be developed individually and will contain on-site parking for each use. The shopping center and primary parking area will be developed in the initial phase. A multi-tenant pylon sign is proposed at the intersection of Satchel Paige and Government Boulevard. It is requested that each outparcel and restaurant pad be allowed to have a maximum of one monument sign and three building signs. The inline stores will not have separate freestanding signage but it is requested that each tenant be allowed 2 wall signs.

The McGowan Park West Development consists of 47.76 acres and lies between I-65 and Satchel Paige Boulevard. The development consists of a 148,000 sf anchor store with an associated gas station, an 89,600 sf shopping center, and 7.41 acres of outparcel area for future development. The parking lot for the existing theater is being reconstructed to allow for a more efficient design. The theater is included in the overall PUD acreage. The theater parking lot relocation, shopping center, and large anchor store will be constructed in the initial phase and the outparcels will be developed individually. A multi-tenant pylon sign is proposed along the interstate. It is requested that each outparcel be allowed to have a maximum of one monument sign along Satchel Paige Drive and three building signs. Anchor B-1 will not have a monument sign but requests a maximum of three wall signs and an informational sign for the main building, and three wall signs for the freestanding gas station. A conceptual sign package is included for anchor B-1 showing the proposed locations and sizes of these signs. The inline stores will not have separate freestanding signage but it is requested that each tenant be allowed 2 wall signs

and Anchor B-2 be allowed 3 wall signs. Please note that the elevations illustrating the wall signs may be a bit confusing in that the North and East elevations both show the Entry Sign as if it is on those walls and the same plane. The Entry sign is actually on an angled wall.

While the sign packages as described above may not technically comply with the strict provisions of the sign regulations, given the size of the development and comprehensive nature of the proposed sign packages, allowance of the sign package as proposed would be appropriate.

Due to the size of this development, the City of Mobile and ALDOT required a Traffic Impact Analysis to be performed. The study assumed full build out of the development, including the outparcels and restaurant pads. The scope of the study included Government Boulevard between the I-65 interchange and McKay Drive, Satchel Paige Blvd between Government Boulevard and Halls Mills Road, and McKay Drive between Government Boulevard and Halls Mills Road. The study has been reviewed and approved by the City of Mobile and ALDOT and a diagram of the recommended improvements are included with each PUD application. The off-site road improvements, including the widening of Satchel Paige Boulevard, will be constructed in the initial phase of each PUD. Upon completion of the initial phase of construction, ALL recommended improvements – both on and off site – will have been completed

The developer has worked closely with ALDOT and the City of Mobile during the design process to ensure that the development complies with access management programs. In addition, a meeting was held between the applicant, several of the nearby businesses most impacted by the required changes to Government Boulevard, ALDOT, and City staff from Engineering, Traffic Engineering, and the Planning Section of Urban Development to discuss the impact of the changes and the development.

Wetlands are present on the site. The presence of wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities (other than clearing). The developer has received approval from the Corps of Engineers for their mitigation plan.

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.

As stated above, the site has frontage on McKay, Government Boulevard, Satchel Paige Drive and Bolling Brothers Boulevard – all public streets. The development also proposes internal streets for access and circulation. During a predevelopment meeting it was discussed that all access streets are to be built to city standards. In addition, the construction of sidewalks along all street frontages, including private streets was discussed. It was noted that in some instances due to right-of-way alignment, sidewalks would have to be constructed on private property and that no easement would be required. The PUD plans have been revised to reflect the provision of sidewalks as discussed and required on the previous approval(s).

With regard to landscaping and tree planting requirements, the landscape and tree plan submitted meet or exceed the minimum requirements.

The site plan depicts the location of some dumpsters or compactors. The Zoning Ordinance requires that they be screened and that they be connected to the Sanitary Sewer. If locations change or dumpsters not shown on the PUD plans (and that impact traffic circulation) are proposed or there are significant changes to circulation when plans are submitted for permitting, new PUD application(s) will be required.

The dimensions of the individual drive-through lanes for the gas station are not indicated; however, they are shown to be striped for one-way traffic and provide 28' from island curb to island curb. This striping and width is more than adequate too allow proper circulation.

Lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. PUD approval is site plan specific, thus if any new construction is anticipated that will change an approved site plan, an application for PUD approval must be made prior to any construction activities.

**RECOMMENDATION**      **Based upon the preceding, and with a waiver of Section V.D.4. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:**

- 1) completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);
- 2) placement of a note on the final plat stating that the number, size, design and location of any new curb-cuts or modification of existing curb-cuts are subject to compliance with the approved PUD site plans, Traffic Engineering approval, ALDOT approval where required, and to conform with AASHTO standards.;
- 3) revision of the plat to depict the 25-foot minimum building setback line for all lots with frontage on a public street, as required by Section V.D.9. of the Subdivision Regulations;
- 4) labeling of all common areas and detention areas, and placement of a note on the final plat stating that maintenance of the detention basin/common areas, and any other common areas, are the responsibility of the subdivision's property owners;

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- 5) labeling of all drainage and utility easements on the site, and placement of a note on the final plat stating that buildings and other permanent habitable structures are not allowed in easements;
- 6) retention of the labeling of each lot with its size in square feet and acres, as depicted on the preliminary plat;
- compliance with Engineering comments (*A. Provide a thicker line for the boundary of the proposed subdivision for Parcel A and Parcel B.*  
*B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention will be required for any future addition(s) and/or land disturbing activity.*  
*C. Correct the name of Bulling Brothers Boulevard (not “Bollings”) in the legal description and on the 3 sheets.*  
*D. Move the wetlands note or label for LOT 17 for legibility.*  
*E. List the type of Survey on the Plat.*  
*F. Revise the Plat so that the written legal description matches the bearing and distance labels.*  
*G. Show and label each and every existing and proposed Right-Of-Way and easement.*  
*H. Provide and label the monument set or found at each subdivision corner.*  
*I. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.*  
*J. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.*  
*K. Remove the County Engineer’s signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.)*
- 7) compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study);*
- 8) compliance with 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). Preservation status is to be given to the 50” Live Oak Tree located on the North East side of Lot 10. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
- 9) compliance with Fire comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 10) approval of all applicable federal, state and local agencies for wetland issues prior to the issuance of any permits or land disturbance activities (other than clearing); and

- 11) 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.

**Planned Unit Development (East):** Based upon the preceding, this application is recommended for **APPROVAL** subject to the following conditions:

1. completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);
2. compliance with Engineering Department Comments: *((1) Each Lot Owner shall be required to submit a Land Disturbance Permit application for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. (2) Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: (i.) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) (ii.) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) (iii) 3-18-2004 Policy Letter (Additional subdivision street requirements));*
3. compliance with traffic engineering comments *(Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study);*
4. compliance with Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
5. compliance with 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). Preservation status is to be given to the 50" Live Oak Tree located on the South West corner of proposed development along McKay Drive. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
6. approval of all applicable federal, state and local agencies required prior to the issuance of any permits or land disturbance activities (other than clearing);
7. development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
8. ALL recommended traffic and access improvements – both on and off site – are to be completed simultaneous or before completion of the initial phase of construction;
9. all internal road construction (public and private) to be to City standards;



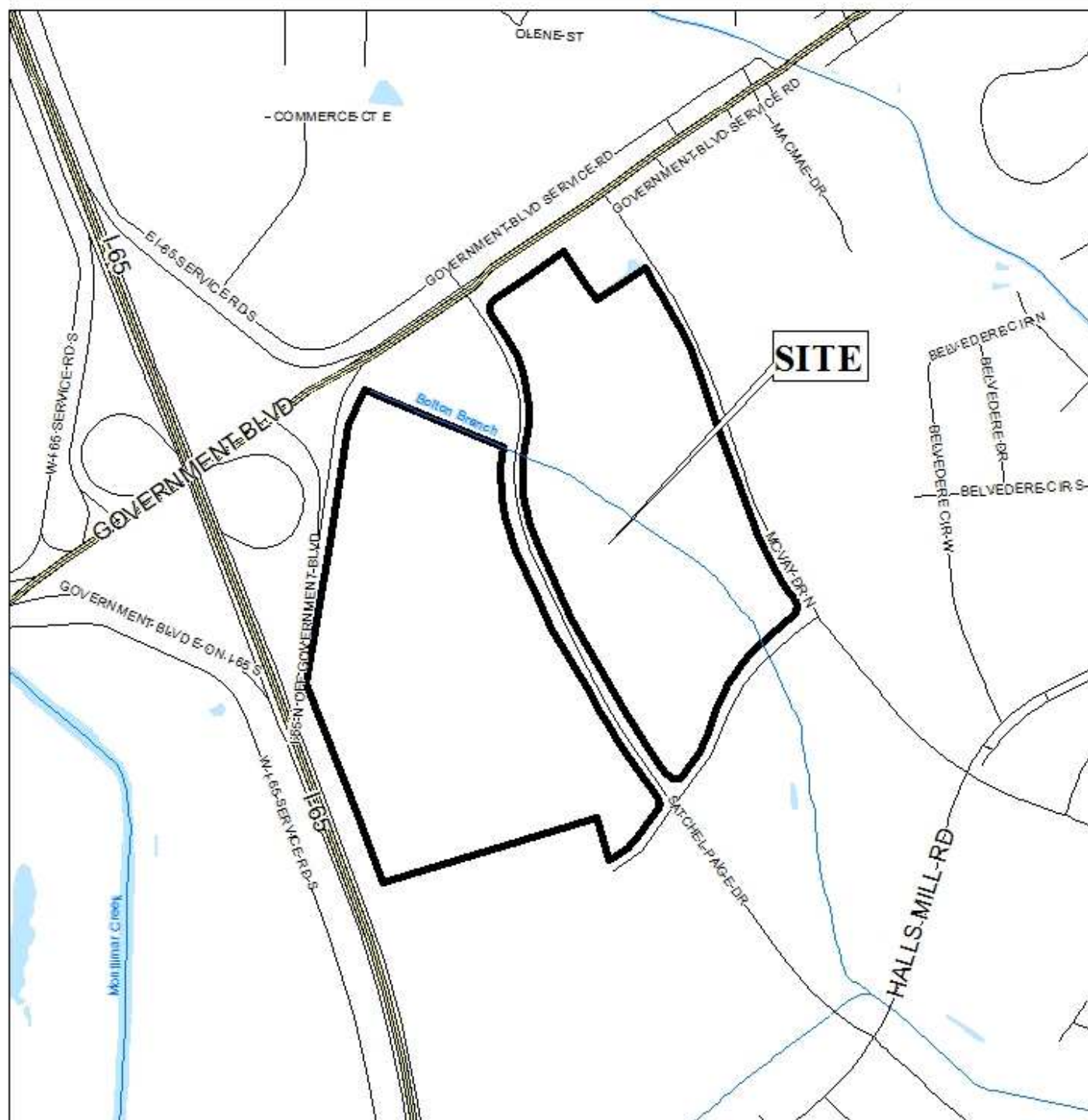
10. construction of sidewalks along all road frontages (public and private) as shown on the PUD Plan, due to right-of-way alignment, some sidewalks may have to be constructed on private property (easements shall not be required);
11. limited to the sign package as described in the application (A multi-tenant pylon sign is proposed at the intersection of Satchel Paige and Government Boulevard. It is requested that each outparcel and restaurant pad be allowed to have a maximum of one monument sign and three building signs. The inline stores will not have separate freestanding signage but it is requested that each tenant be allowed 2 wall signs.);
12. compliance with landscaping and tree planting requirements;
13. retention of dumpster and/or compactor locations, screening, and notation of connection to sanitary sewer on the final PUD site plan, as well as on all site plans for permitting;
14. lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
15. submission of a revised PUD site plan depicting compliance with all conditions prior to the issuance of permits for building construction (including but not limited to photometric plan for parking lot lighting); and
16. full compliance with all other municipal codes and ordinances.

**Planned Unit Development (West):** Based upon the preceding, this application is recommended for **APPROVAL** subject to the following conditions:

1. completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);
2. compliance with Engineering Department Comments: *((1) Each Lot Owner shall be required to submit a Land Disturbance Permit application for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. (2) Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: (i.) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) (ii.) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) (iii) 3-18-2004 Policy Letter (Additional subdivision street requirements));*
3. compliance with traffic engineering comments *(Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. A traffic impact study was completed for this site and approved by both the City and ALDOT. Development is contingent upon completion of off-site improvements, as indicated in the study);*

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4. compliance with Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
  5. compliance with 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). Preservation status is to be given to the 50" Live Oak Tree located on the South West corner of proposed development along McKay Drive. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
  6. approval of all applicable federal, state and local agencies required prior to the issuance of any permits or land disturbance activities (other than clearing);
  7. development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
  8. ALL recommended traffic and access improvements – both on and off site – are to be completed simultaneous or before completion of the initial phase of construction;
  9. all internal road construction (public and private) to be to City standards;
  10. construction of sidewalks along all road frontages (public and private) as shown on the PUD Plan, due to right-of-way alignment, some sidewalks may have to be constructed on private property (easements shall not be required);
  11. limited to the sign package as described in the application (Anchor B-1 will not have a monument sign but requests a maximum of three wall signs and an informational sign for the main building, and three wall signs for the freestanding gas station. A conceptual sign package is included for anchor B-1 showing the proposed locations and sizes of these signs. The inline stores will not have separate freestanding signage but it is requested that each tenant be allowed 2 wall signs and Anchor B-2 be allowed 3 wall signs.);
  12. compliance with landscaping and tree planting requirements;
  13. retention of dumpster and/or compactor locations, screening, and notation of connection to sanitary sewer on the final PUD site plan, as well as on all site plans for permitting;
  14. lighting of the site must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
  15. submission of a revised PUD site plan depicting compliance with all conditions prior to the issuance of permits for building construction (including but not limited to photometric plan for parking lot lighting); and
  16. full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 10, 11 & 12 DATE April 3, 2014

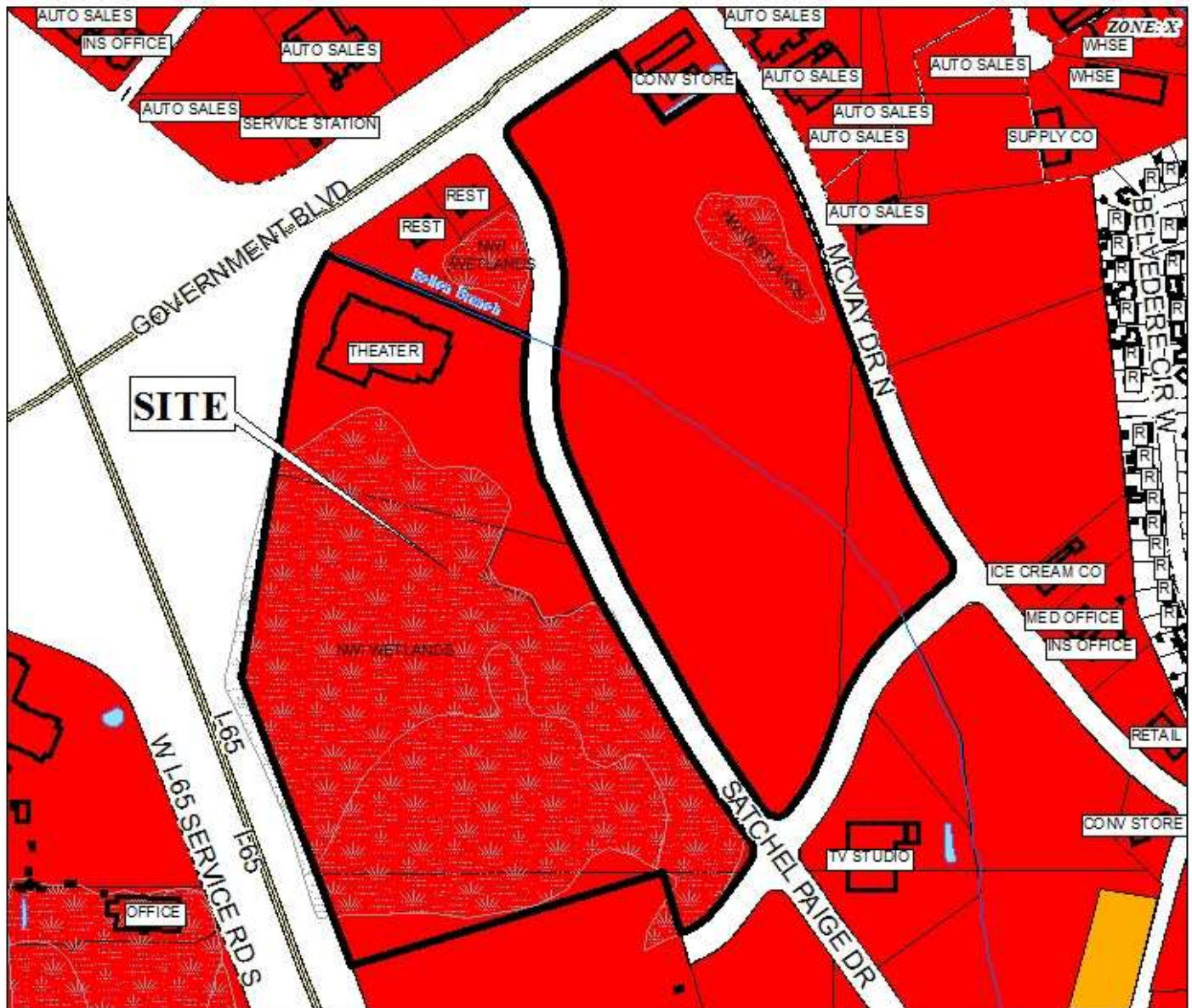
APPLICANT McGowin Park Subdivision

REQUEST Subdivision, Planned Unit Development





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

APPLICATION NUMBER 10, 11 & 12 DATE April 3, 2014

APPLICANT McGowin Park Subdivision

REQUEST Subdivision, Planned Unit Development

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





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

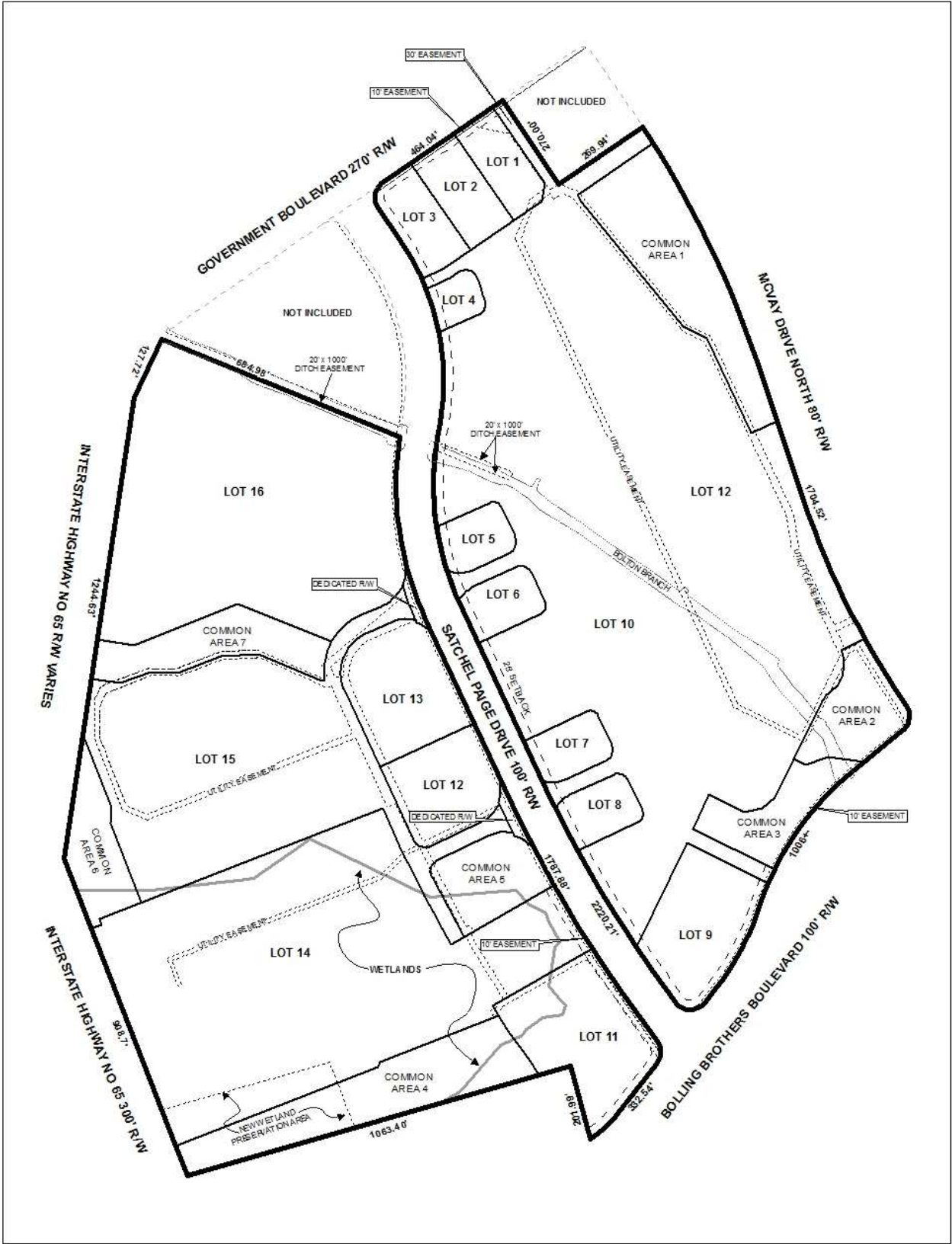
APPLICATION NUMBER 10, 11 & 12 DATE April 3, 2014

APPLICANT McGowin Park Subdivision

REQUEST Subdivision, Planned Unit Development



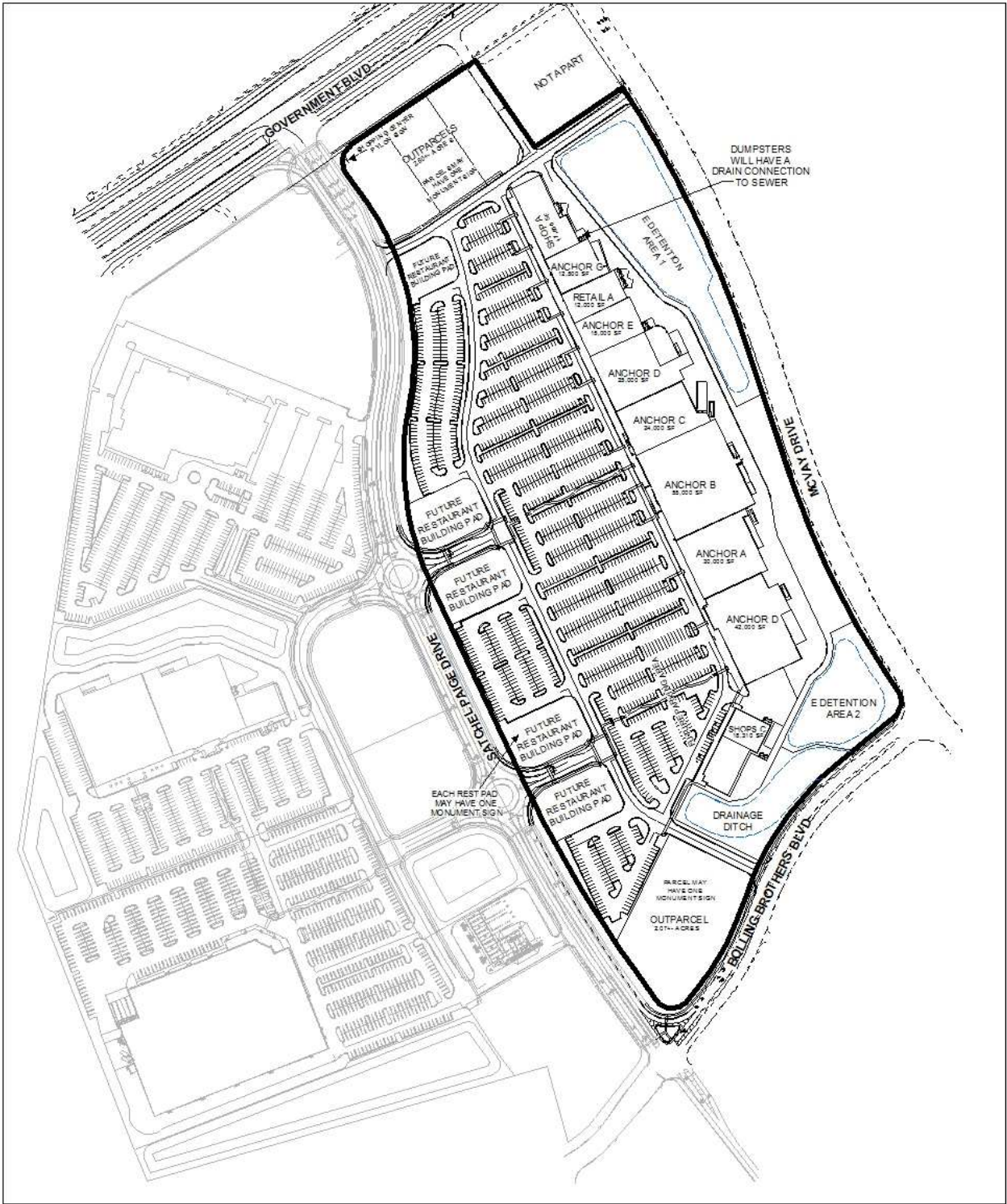
# DETAIL SITE PLAN



NTS



SITE PLAN



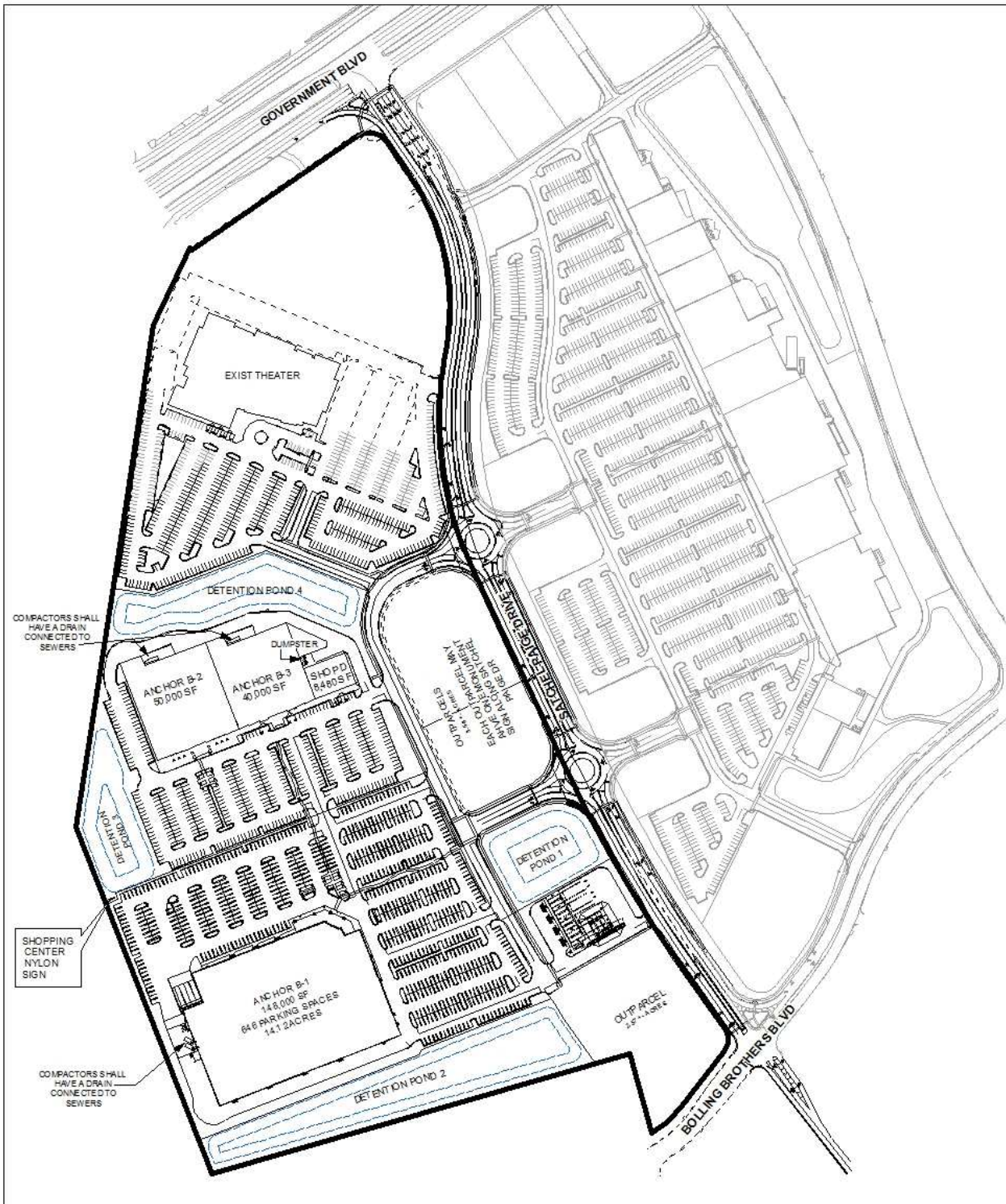
The site plan illustrates the future restaurant building pads, future parking area, anchors, detention areas, and shop A.

APPLICATION NUMBER 10, 11 & 12 DATE April 3, 2014  
APPLICANT McGowin Park Subdivision  
REQUEST Subdivision,Planned Unit Development



NTS

# SITE PLAN



The site plan illustrates the existing theater, anchors, detention areas, parking, outparcels, and shop B.

APPLICATION NUMBER 10, 11 & 12 DATE April 3, 2014

APPLICANT McGowin Park Subdivision

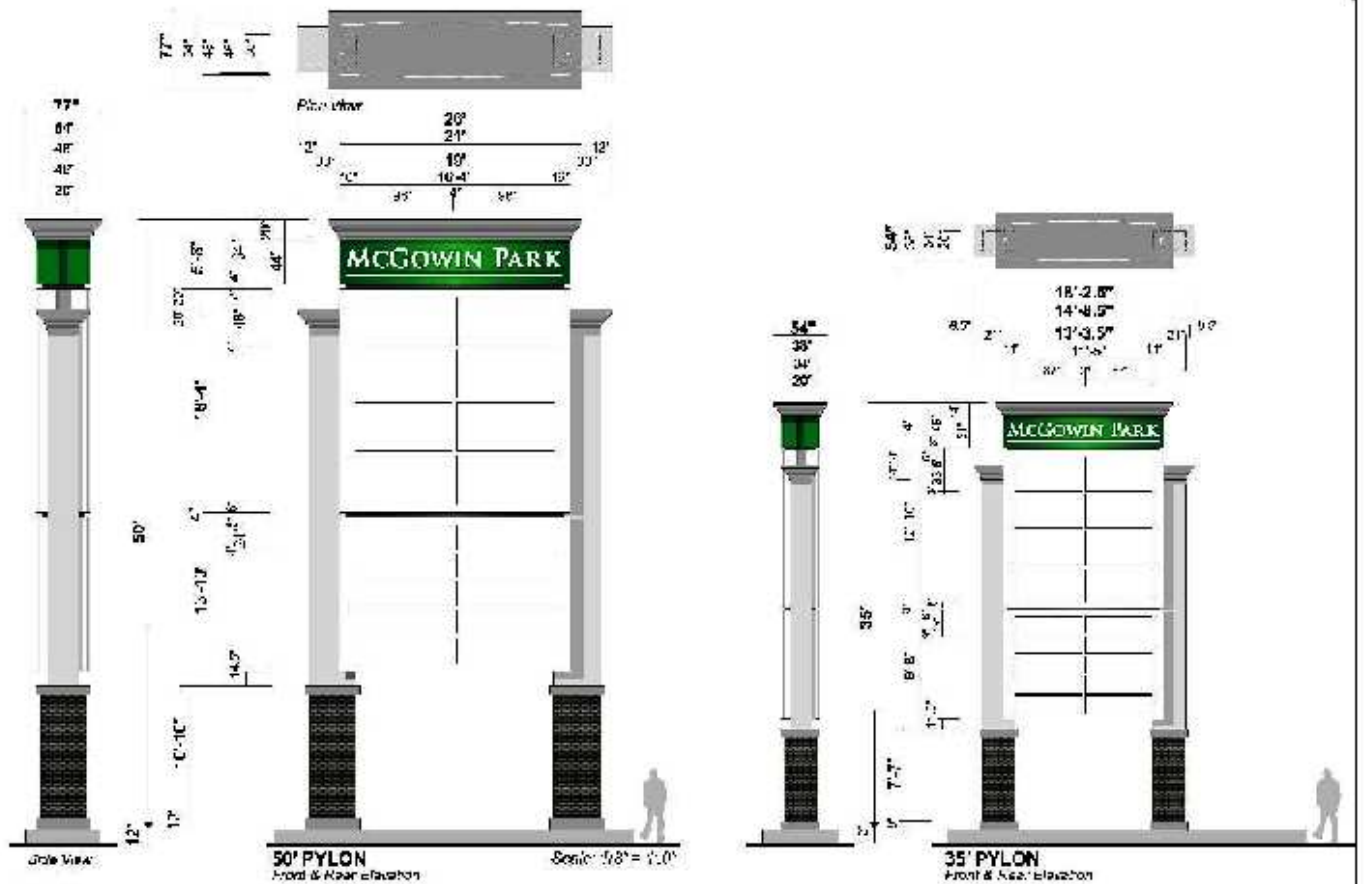
REQUEST Subdivision, Planned Unit Development



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# DETAIL SITE PLAN



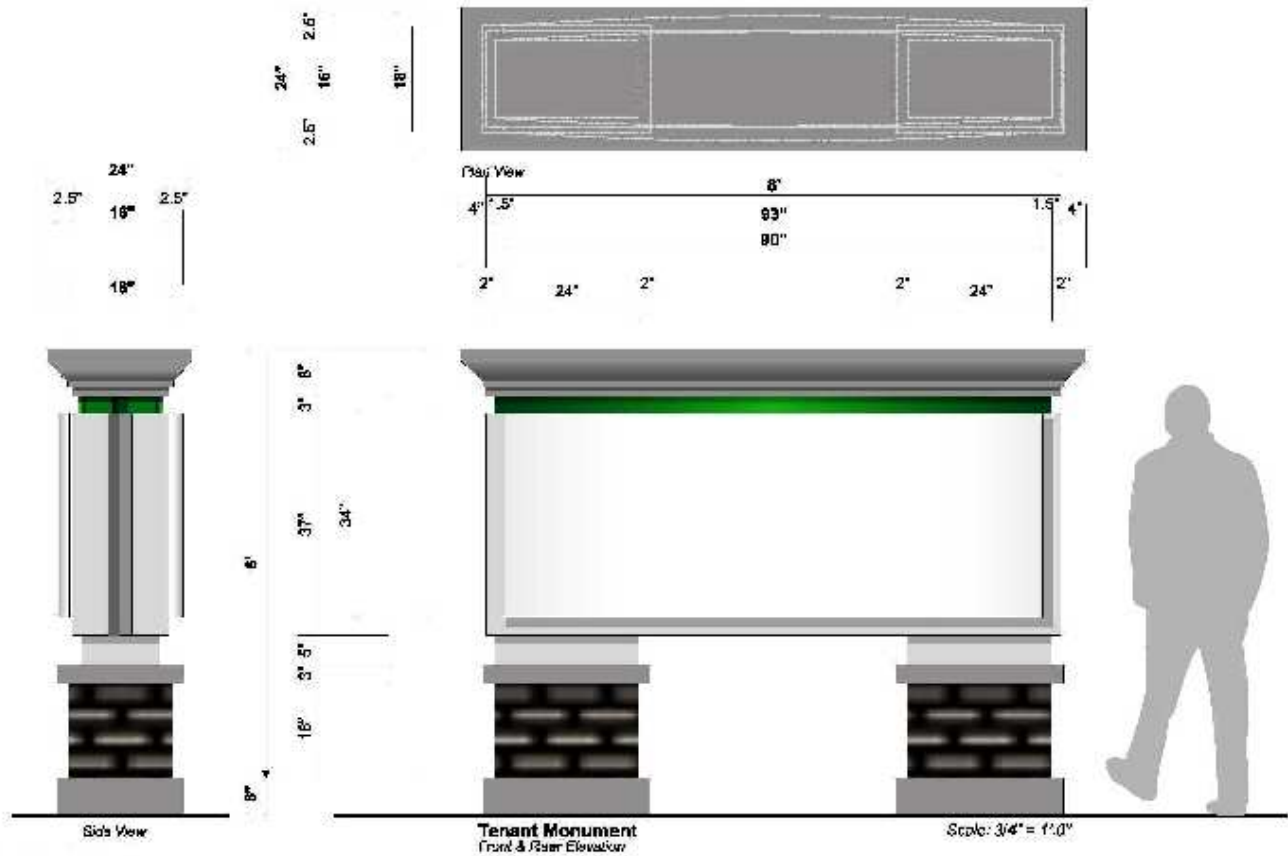
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APPLICANT McGowin Park Subdivision

REQUEST Subdivision, Planned Unit Development



# DETAIL SITE PLAN



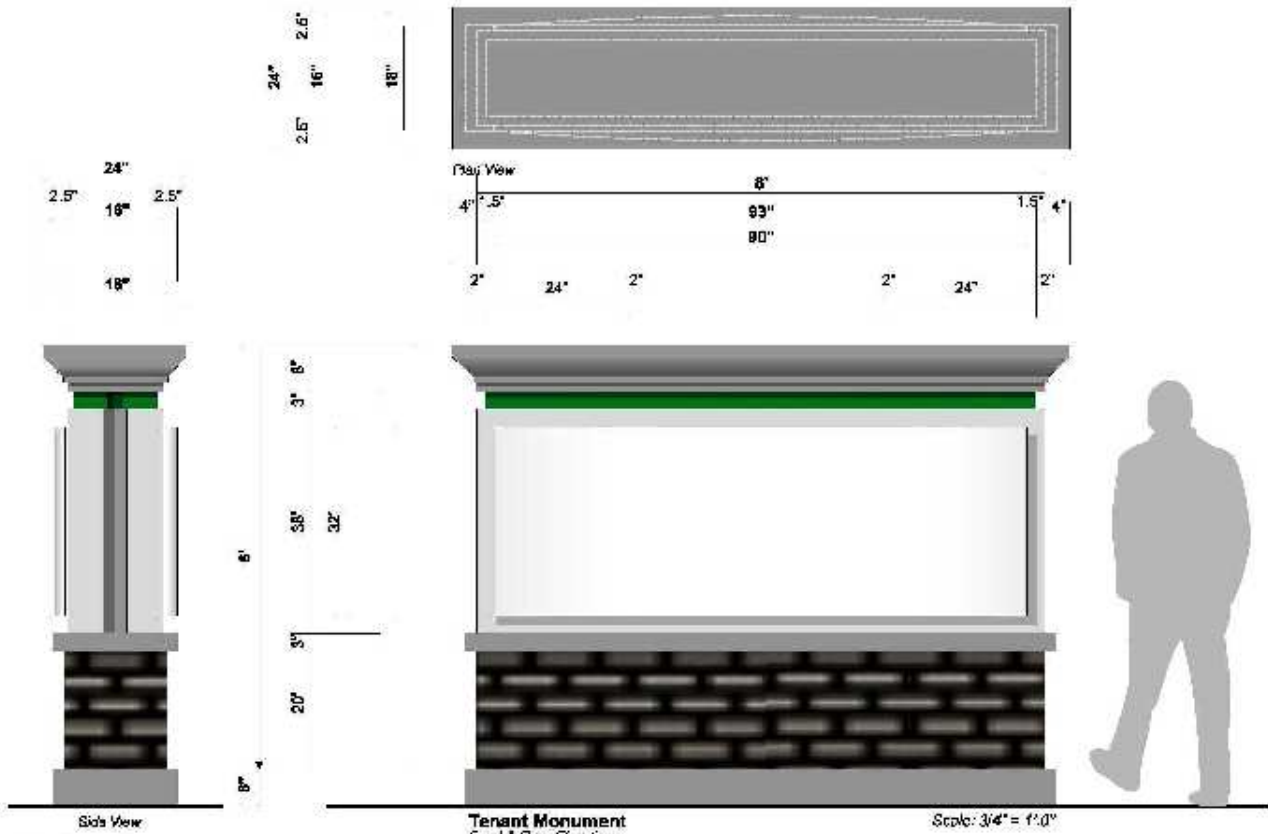
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APPLICANT McGowin Park Subdivision

REQUEST Subdivision, Planned Unit Development



# DETAIL SITE PLAN



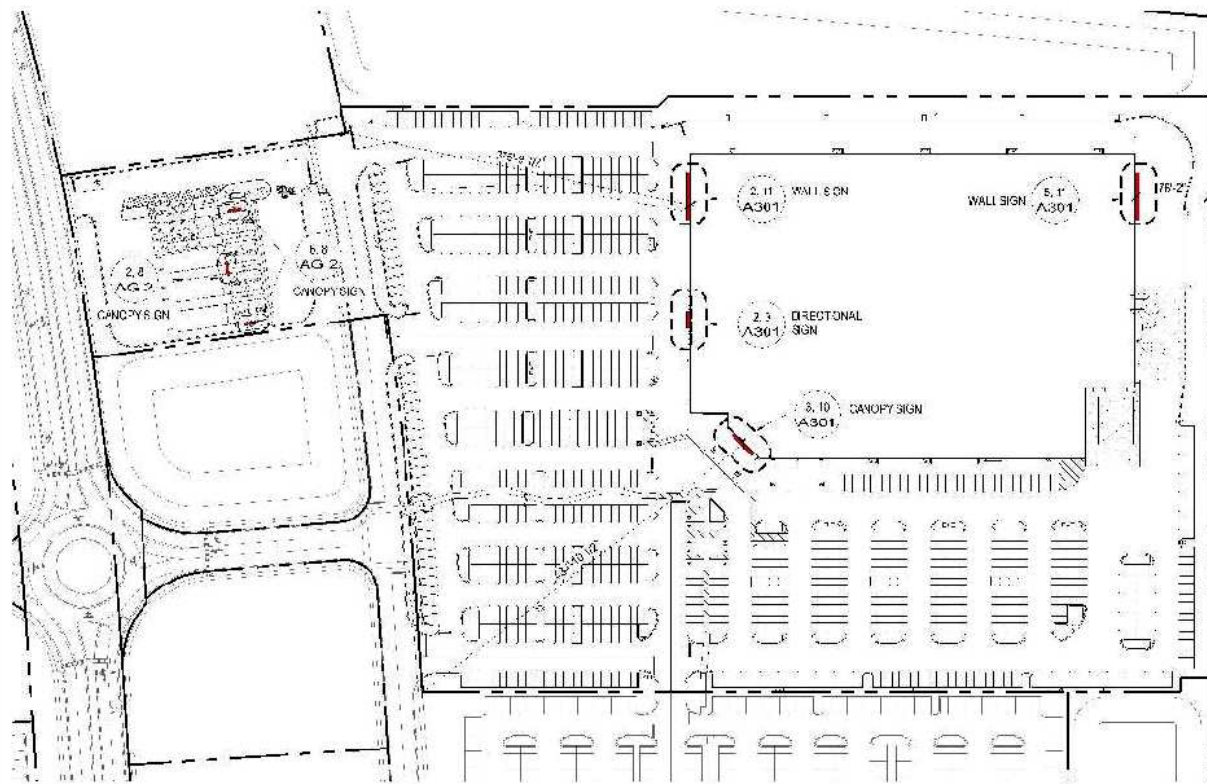
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## DETAIL SITE PLAN



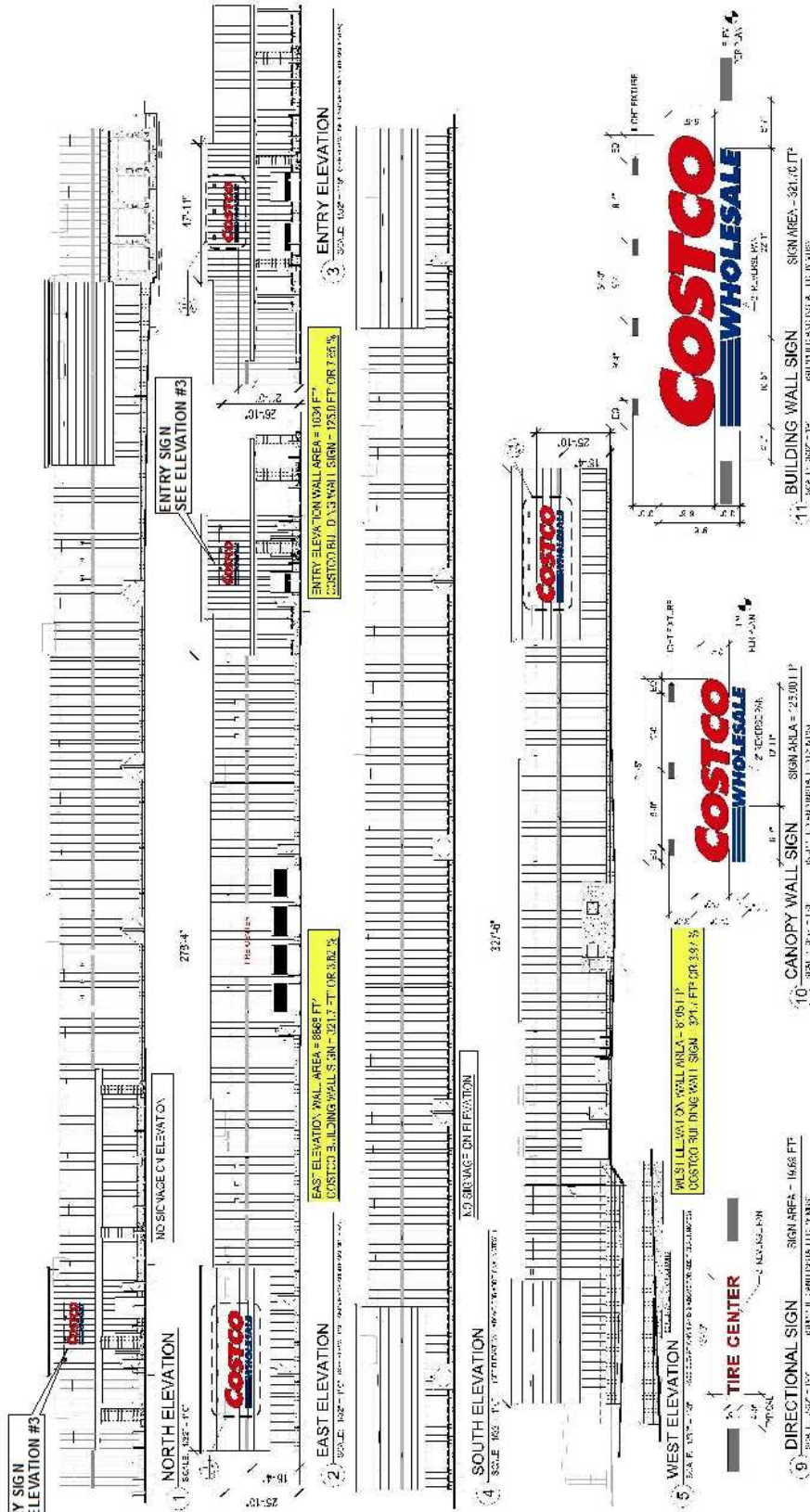
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REQUEST Subdivision, Planned Unit Development



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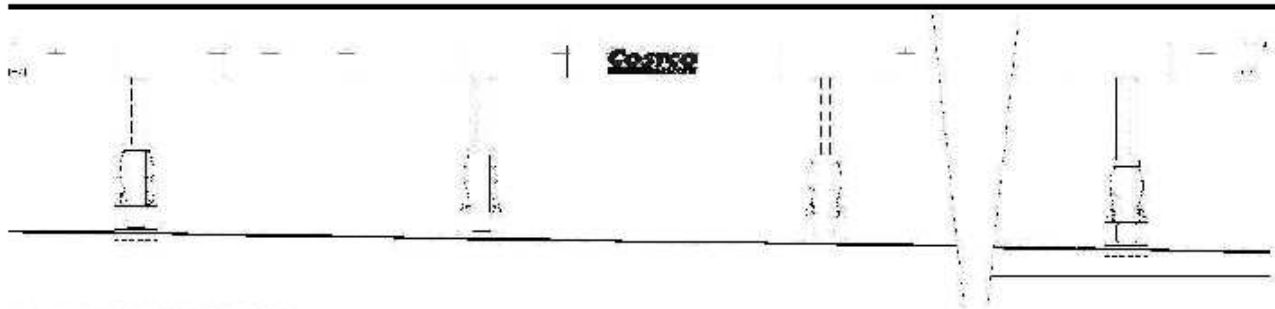
APPLICATION NUMBER 10, 11 & 12 DATE April 3, 2014

APPLICANT McGowan Park Subdivision

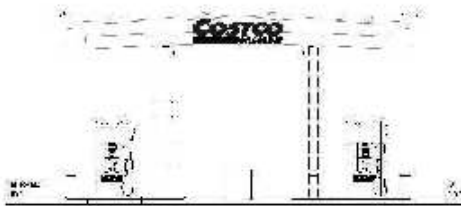
REQUEST Subdivision, Planned Unit Development



## DETAIL SITE PLAN



1. CANOPY AND DISPENSER ISLANDS  
1/2" = 10' (NOT TO SCALE)



2. CANOPY AND DISPENSER ISLANDS  
1/2" = 10' (NOT TO SCALE)



3. CANOPY SIGN  
1/2" = 10' (NOT TO SCALE)

SIGN AREA = 1370 FT<sup>2</sup>

APPLICATION NUMBER 10, 11 & 12 DATE April 3, 2014

APPLICANT McGowin Park Subdivision

REQUEST Subdivision, Planned Unit Development

