

USA SQUARE SUBDIVISION

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.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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.

The plat illustrates the proposed 2.4 acre \pm , 2 lot subdivision which is located at the Southwest corner of Old Shell Road and Cody Road South, and is in Council District 7. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide the remainder of a legal lot into two lots. The original legal lot, created by a subdivision application approved by the Planning Commission at its February 17, 2000 meeting, has been modified by Mobile County as part of the Old Shell Road widening project: what is being subdivided is the remainder of the original lot. The site currently has a convenience store on proposed Lot A.

The site fronts onto Old Shell Road and Cody Road, both proposed major streets. The right-of-way for Old Shell Road meets the minimum width requirements, however the right-of-way for Cody Road is only 80 feet in width, which is less than the 100-foot width required by the Major Street Plan component of the Comprehensive Plan. Additional right-of-way along Cody Road should be dedicated to provide 50-feet of width, as measured from the centerline of Cody Road.

Due to the status of Old Shell Road and Cody Road as major streets, proposed Lot A should be limited to its existing curb-cuts (which should be shown on the final plat), and Lot B should be limited to one curb-cut, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.

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.

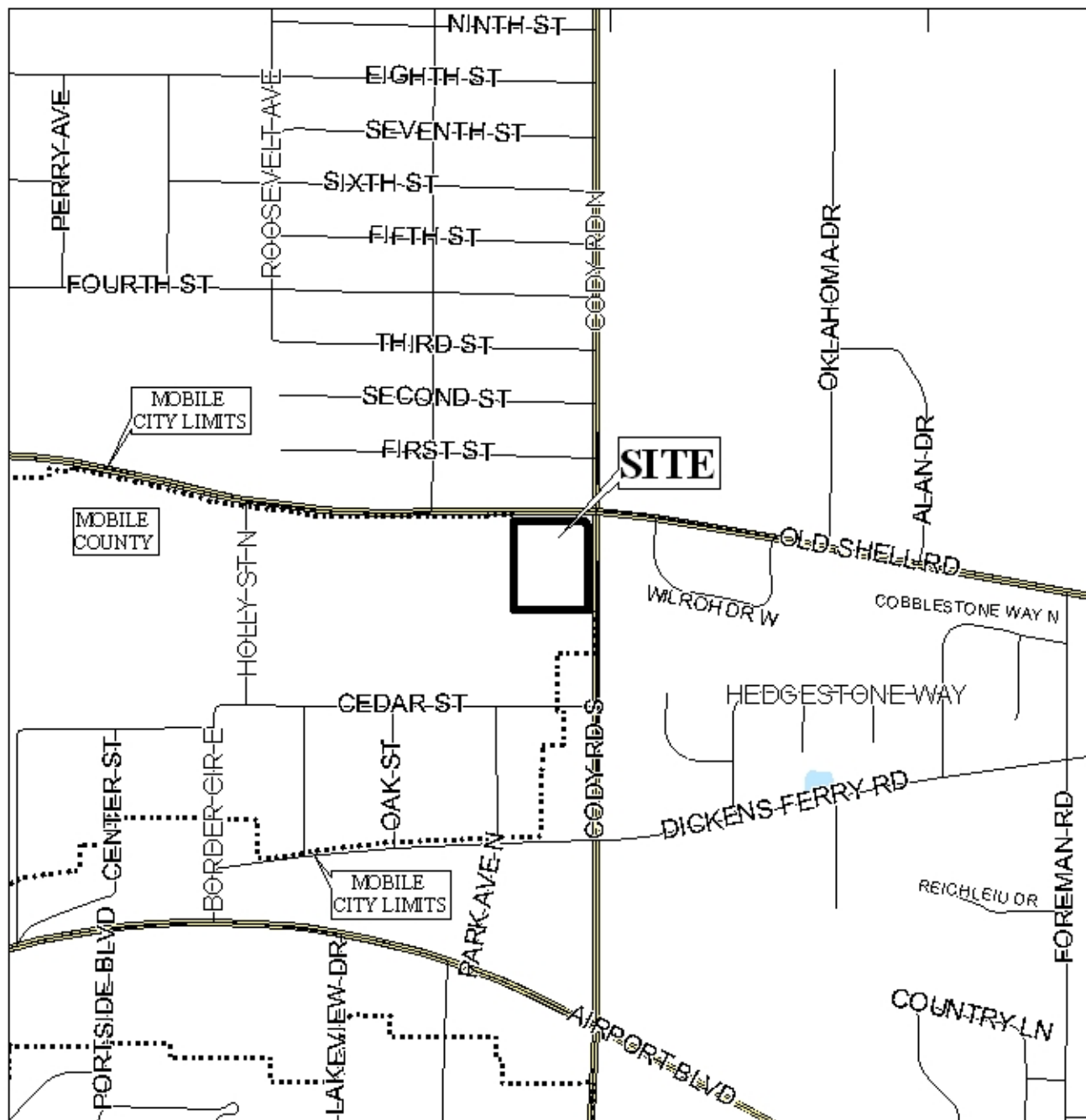
The plat should be revised to label each lot with its size in square feet.

Finally, no final plat was submitted for the original Berdie Broadus Subdivision. Seven copies of the final plat for that subdivision should be submitted prior to the signing of the plat for this application, if approved.

Based on the preceding, the application is recommended for Tentative Approval, 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.

LOCATOR MAP



APPLICATION NUMBER 13 DATE June 19, 2008
APPLICANT USA Square Subdivision
REQUEST Subdivision



USA SQUARE SUBDIVISION



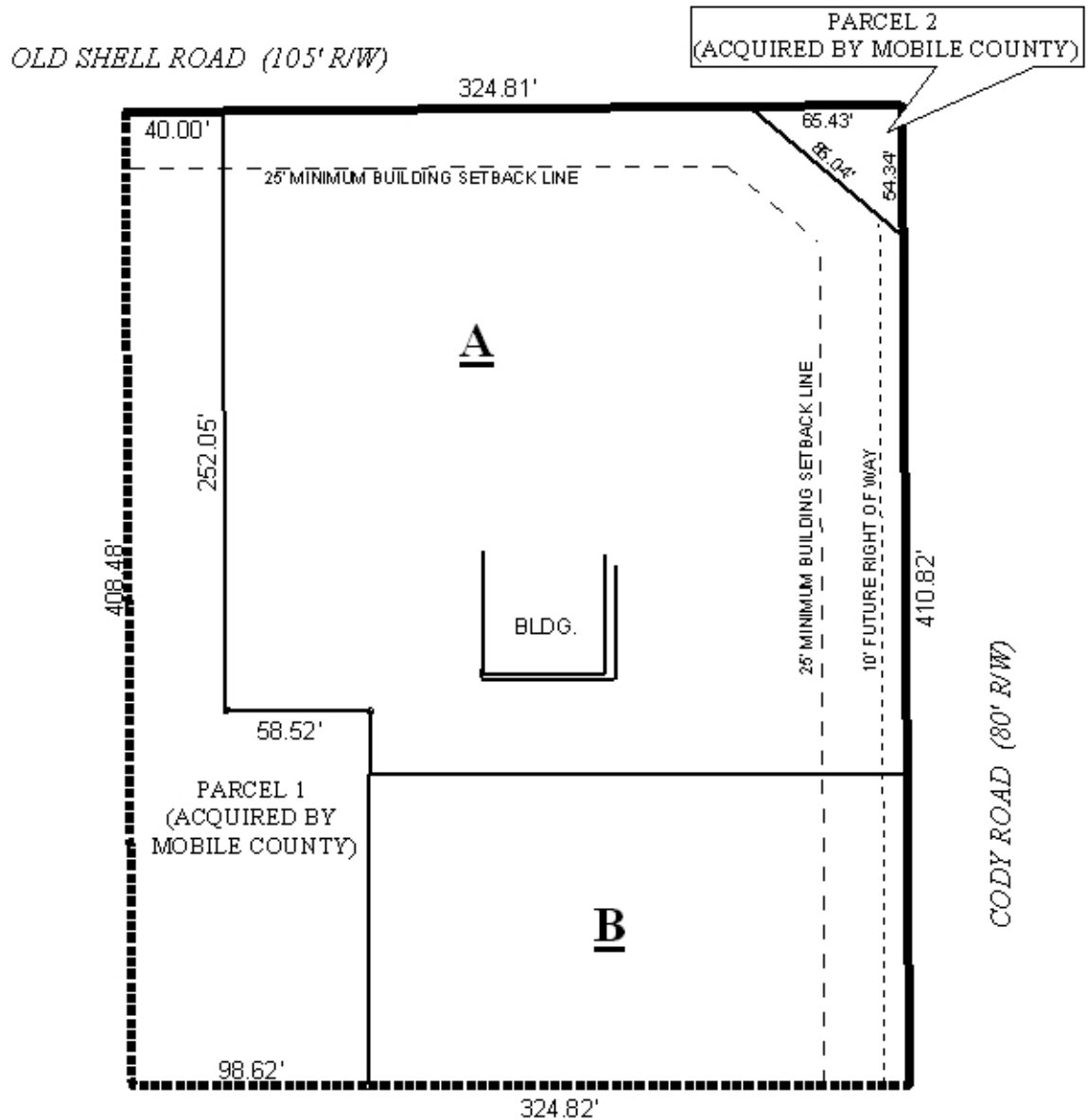
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LEGEND

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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DETAIL SITE PLAN



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APPLICANT USA Square Subdivision
REQUEST Subdivision

