

POSTAL EMPLOYEES SUBDIVISION

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- 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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #76) the Lot will receive NO historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition.
- D. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- E. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- F. Provide a written legal description for the proposed subdivision and matching bearing and distance labels.
- G. Show and label each and every Right-Of-Way and easement.
- H. Provide and label the monument set or found at each subdivision corner.
- I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- J. Provide the Surveyor's Certificate and Signature.
- K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- L. 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.
- M. Any areas receiving drainage from a public street will require a drainage easement; the width and alignment of any required easement shall be coordinated with, and approved by, the City Engineer.
- N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Site is limited to one curb cut to Midmost Drive, with size, location and design to be approved by 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.

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 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 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 0.7± acre, 1-lot subdivision which is located on the North side of Midmost Drive, 255'± West of Downtowner Boulevard, and is in Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a single legal lot of record from a single metes-and-bounds parcel.

The lot size is not labeled in square feet or acres, but appears to meet the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot size should be placed in square feet and acres on the Final Plat, if approved.

The site fronts onto Midmost Drive, a minor street with curb and gutter, and is illustrated as having a compliant right-of-way of 60-feet; therefore no dedication should be required. If approved, a note should be placed on the Final Plat limiting the lot to one curb cut, with the size, design, and location of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards.

The preliminary plat does not illustrate the 25' minimum building setback line, as required in Section V.D.9. If approved, the minimum building setback line should be illustrated on the Final Plat.

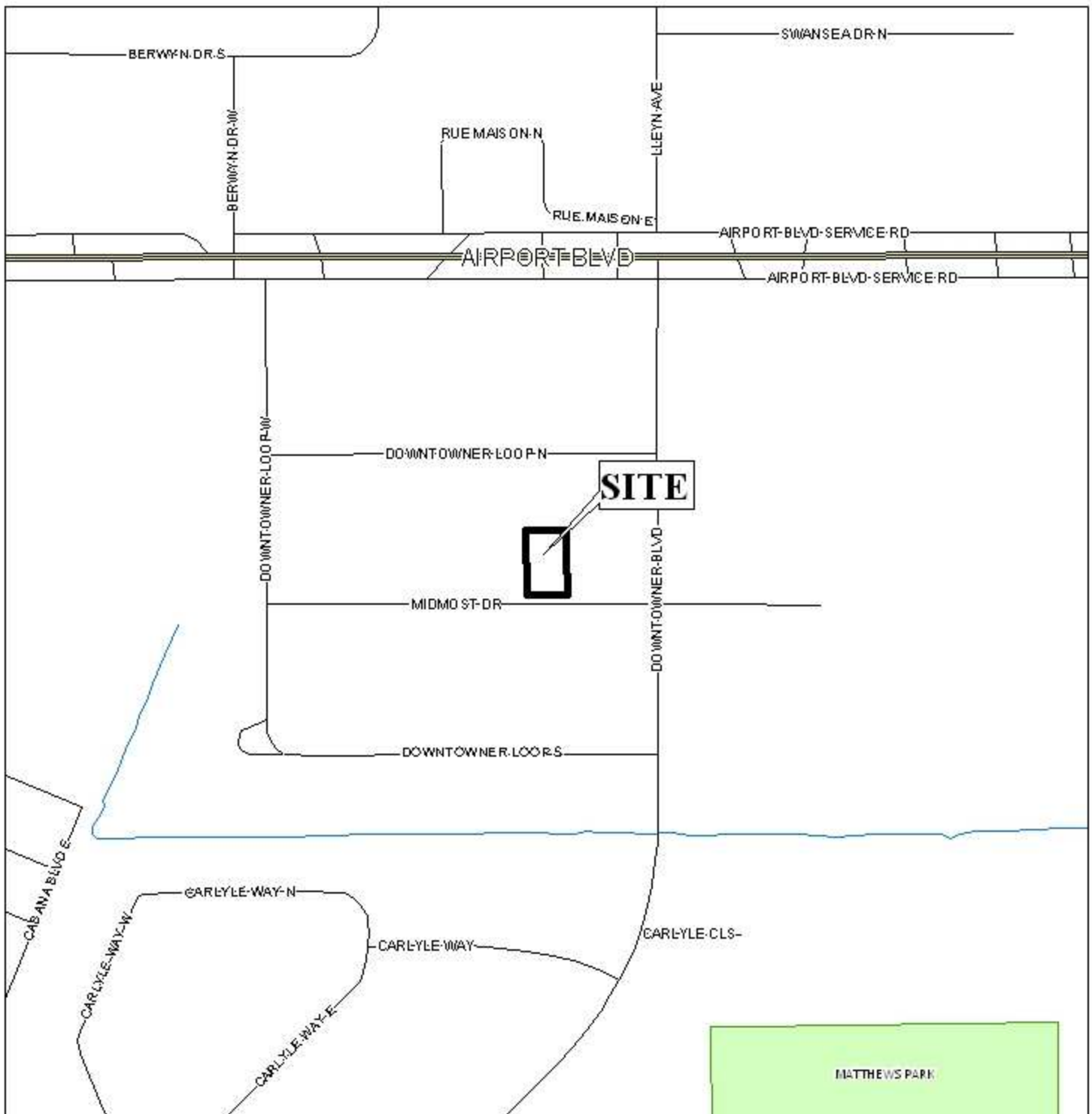
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

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

- 1) illustration and labeling of the 25' minimum building setback line;
- 2) placement of a note stating the lot size in square feet and acres on the plat;
- 3) placement of a note stating the development is limited to one curb cut with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;

- 4) compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. 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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #76) the Lot will receive NO historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. Show and label each and every Right-Of-Way and easement. Provide and label the monument set or found at each subdivision corner. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. Provide the Surveyor's Certificate and Signature. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 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. Any areas receiving drainage from a public street will require a drainage easement; the width and alignment of any required easement shall be coordinated with, and approved by, the City Engineer. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 5) 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.);*
- 6) compliance with Traffic Engineering comments (*Site is limited to one curb cut to Midmost Drive, with size, location and design to be approved by 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.);*
- 7) 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).; and*
- 8) placement of a note on the Final 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 July 17, 2014

APPLICANT Postal Employees Subdivision

REQUEST Subdivision

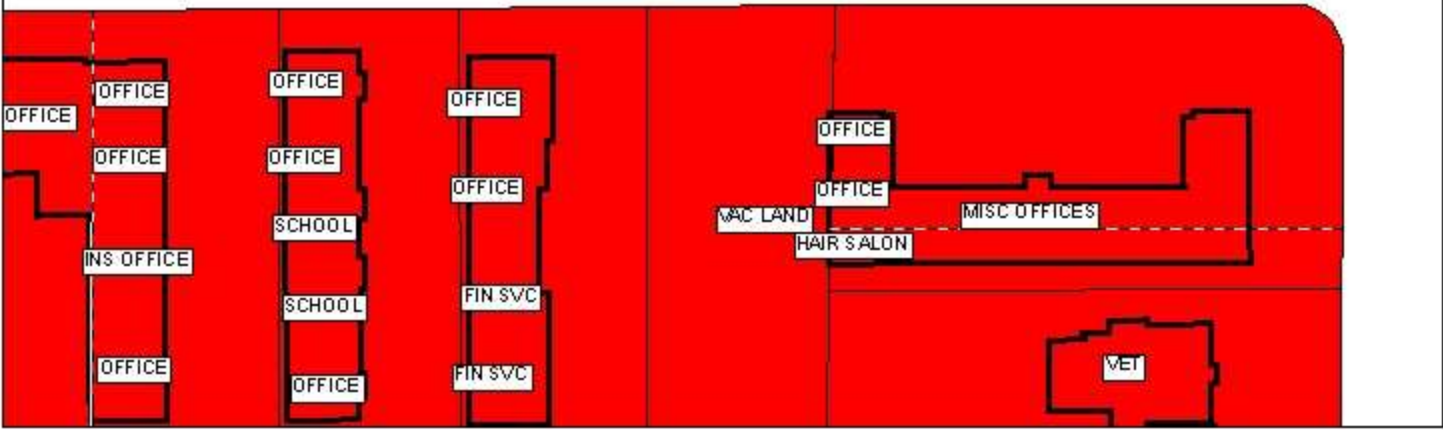


POSTAL EMPLOYEES SUBDIVISION

DOWNTOWNER LOOP N

The map illustrates the layout of downtown San Jose, with various land use zones and building footprints. The central area is predominantly red, indicating commercial or office use, and is labeled 'SITE' with a pointer. To the left, there are several red areas labeled 'MED OFFICE', 'OFFICE', and 'OFFICES'. To the right, there are yellow areas labeled 'RETAIL' and 'VAC LAND'. A vertical dashed line runs through the center. The map is bordered by 'DOWNTOWNER BLVD' on the right.

MIDMOST DR	
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6

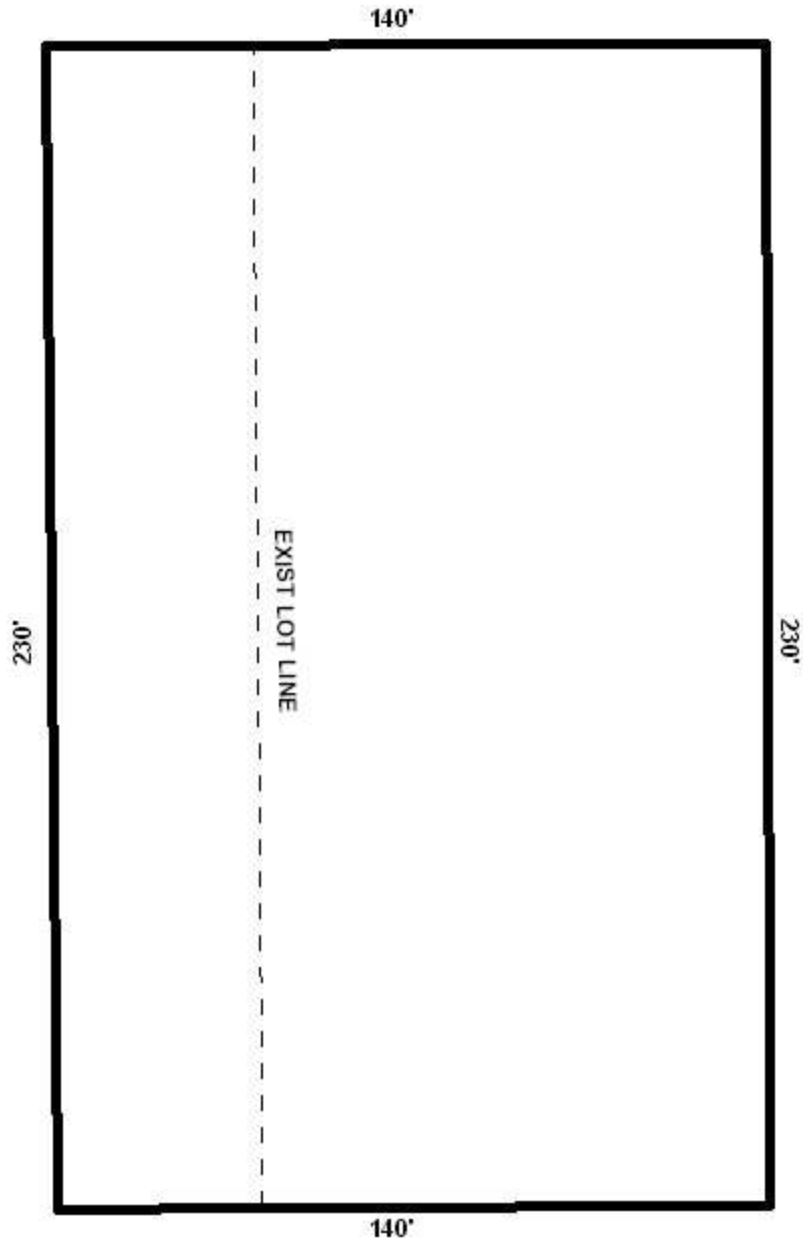
POSTAL EMPLOYEES SUBDIVISION



APPLICATION NUMBER 6 DATE July 17, 2014



DETAIL SITE PLAN



MIDMOST DR 60' R/W

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APPLICANT Postal Employees Subdivision

REQUEST Subdivision

