

YESTER OAKS SHOPPING CENTER SUBDIVISION

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

1. Provide all of the required information on the Final Plat (i.e. signatures, required notes) including the seal and signature of an Alabama Professional Land Surveyor.
2. Provide a signature block for Traffic Engineering.
3. Provide a signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department.
4. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).
5. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
6. Show the Minimum Finished Floor Elevation (MFFE) for Lots 3 and 4 within the AE and/or X-shaded flood zones.
7. There is an existing legal action by the City (Notice Of Violation - NOV) against Lots 1 and 3. They were required to connect all existing dumpsters to the Sanitary Sewer system. A plan has been submitted and accepted by the City Engineer; however, no construction or further action has been initiated. A Land Disturbance Permit must be submitted.
8. Correct the spelling contained within the Surveyor's Certification.
9. Add a note to the Plat stating that any work performed within this development must comply with all Engineering Department Policy Letters.

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

MAWWS 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 Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 4-lot, 14.7± acre subdivision, which is located on the North side of Airport Boulevard, East side of Montlimar Drainage Canal, South side of Eslava Creek, extending the East and West side of Yester Oaks Drive, in Council District 5. The applicant states the site is served by city water and sanitary sewer services.

The purpose of this application is to create 4 legal lots of record from four metes and bounds parcels. The proposed lots meet the minimum size requirements of the Subdivision Regulations.

It should be noted that the existing parcels are developed and the applicant simply wishes to create legal lots of record of the existing parcels with minor adjustments to accommodate the actual development. Proposed Lots 1 and 3 are developed with apartments and are appropriately zoned R-3, Multi-Family Residential; and Lots 2 and 4 are developed as commercial and zoned B-3, Community Business.

The site fronts Airport Boulevard/Airport Boulevard Service Road and Yester Oaks Drive. Airport Boulevard/Airport Boulevard Service Road is a component of the Major Street Plan, with a combined 200-foot right-of-way. Yester Oaks Drive is a minor street requiring a 50-foot right-of-way with a current 50-foot right-of-way; therefore, no dedication would be required. The plat should be revised to provide a 25' radius curve dedication at the Southeast and Southwest corners of Airport Boulevard/Airport Boulevard Service Road and Yester Oaks Drive. As a means of access management, a note should be required on the Final Plat stating that the site is limited to the existing curb cuts to Airport Boulevard/Airport Boulevard Service Road and Yester Oaks Drive. A note should also be placed on the Final Plat stating that any changes to the development pertaining to access be approved by Traffic Engineering and comply with ASSHTO standards..

The plat should be revised to indicate dedication at the Southeast and Southwest corners of Airport Boulevard/Airport Boulevard Service Road and Yester Oaks Drive, the 25' minimum building setback line should be measured from the required radius curve dedication. As on the preliminary plat, the lots should retain on the Final Plat with its size in square feet and acres, after all required dedications, or a table should be furnished on the Final Plat providing the same information.

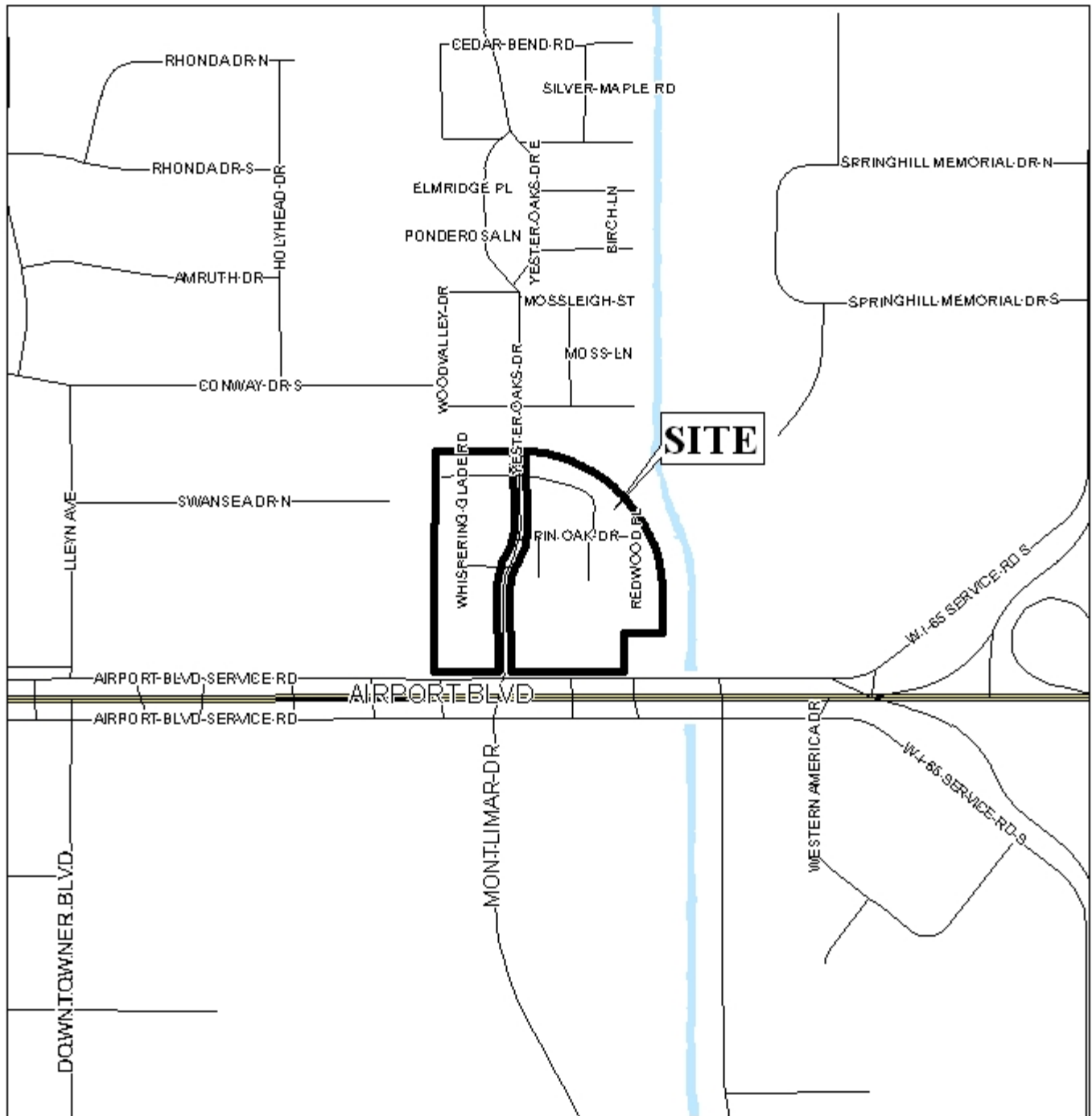
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of this site must be undertaken in compliance with all local, state and Federal regulations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

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) dedication of a 25' radius curve at the Southeast and Southwest corners of Airport Boulevard/Airport Boulevard Service Road and Yester Oaks Drive;
- 2) placement of a note on the Final Plat stating that that the site is limited to the existing curb cuts to Airport Boulevard/Airport Boulevard Service Road and Yester Oaks Drive;

- 3) placement of a note on the Final Plat stating that any changes to the development pertaining to access be approved by Traffic Engineering and comply with ASSHTO standards;
- 4) revision on the Final Plat to indicate the 25' minimum building setback line as measured from the dedicated radius curve at the Southeast and Southwest corners of Airport Boulevard/Airport Boulevard Service Road and Yester Oaks Drive;
- 5) retention on the Final Plat indicating the lot sizes in square feet and acres as calculated after any required dedications, or the furnishing of a table on the Final Plat providing the same information;
- 6) placement of a note on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations must be provided where the site adjoins any residential use;
- 7) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) subject to the Engineering comments: *[The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signatures, required notes) including the seal and signature of an Alabama Professional Land Surveyor; 2. Provide a signature block for Traffic Engineering; 3. Provide a signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department; 4. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); 5. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII); 6. Show the Minimum Finished Floor Elevation (MFFE) for Lots 3 and 4 within the AE and/or X-shaded flood zones; 7. There is an existing legal action by the City (Notice Of Violation - NOV) against Lots 1 and 3. They were required to connect all existing dumpsters to the Sanitary Sewer system. A plan has been submitted and accepted by the City Engineer; however, no construction or further action has been initiated. A Land Disturbance Permit must be submitted; 8. Correct the spelling contained within the Surveyor's Certification; and 9. Add a note to the Plat stating that any work performed within this development must comply with all Engineering Department Policy Letters.];*
- 9) subject to the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 10) subject to the 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); and*
- 11) completion of the Subdivision process prior to any request for permits.

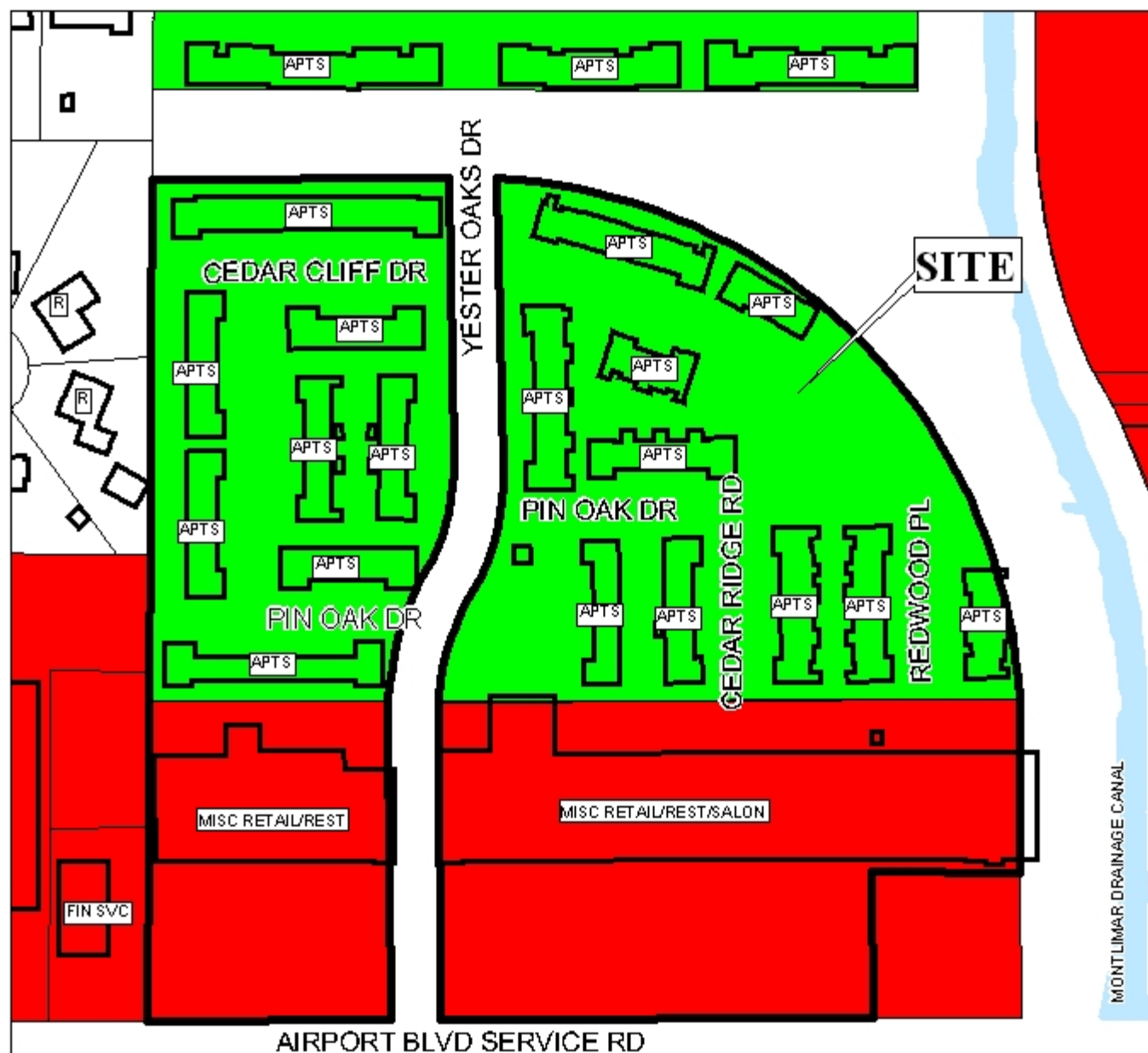
LOCATOR MAP



APPLICATION NUMBER 10 DATE August 8, 2013
 APPLICANT Yester Oaks Shopping Center Subdivision
 REQUEST Subdivision














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YESTER OAKS SHOPPING CENTER SUBDIVISION



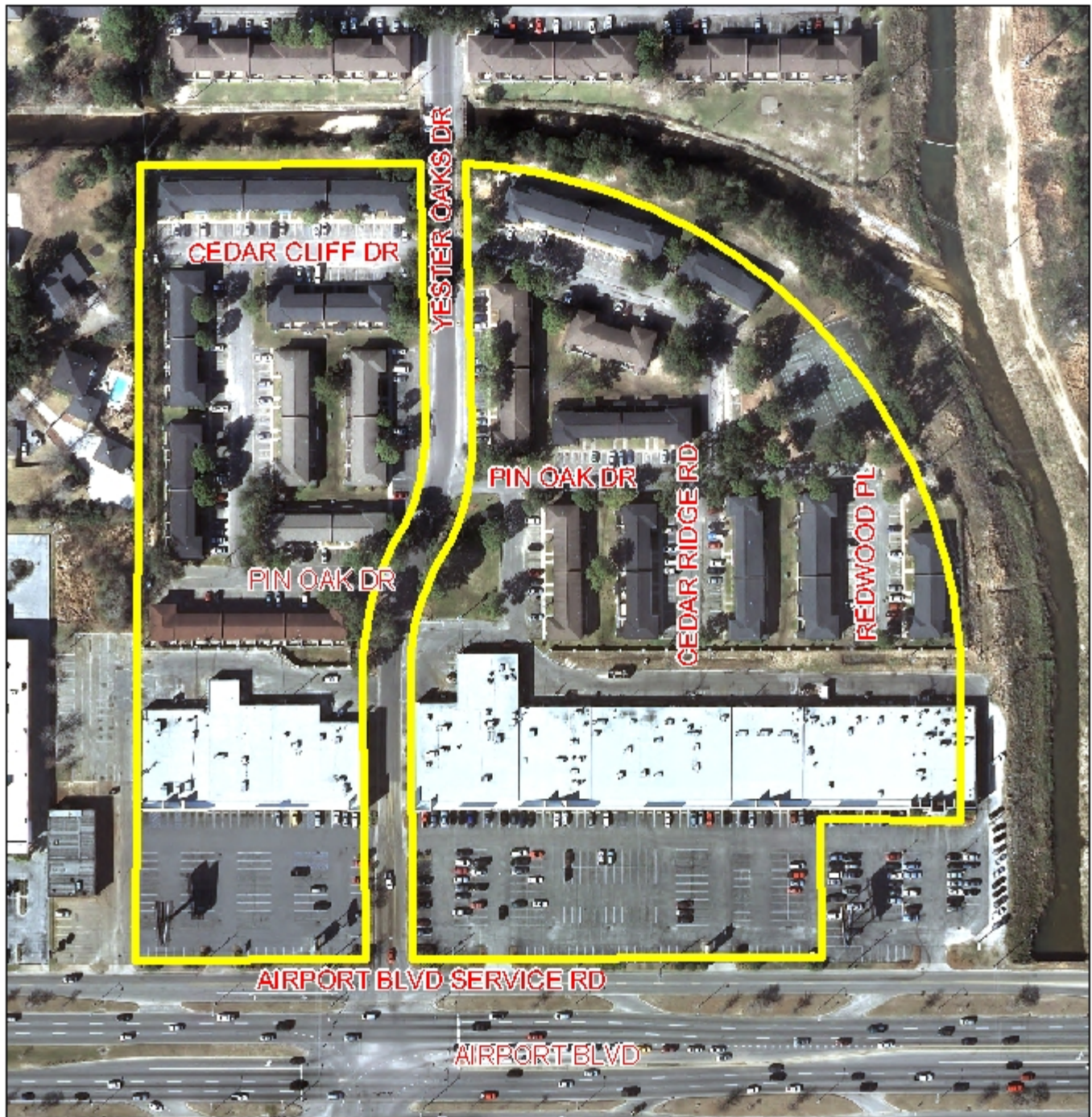
APPLICATION NUMBER 10 DATE August 8, 2013

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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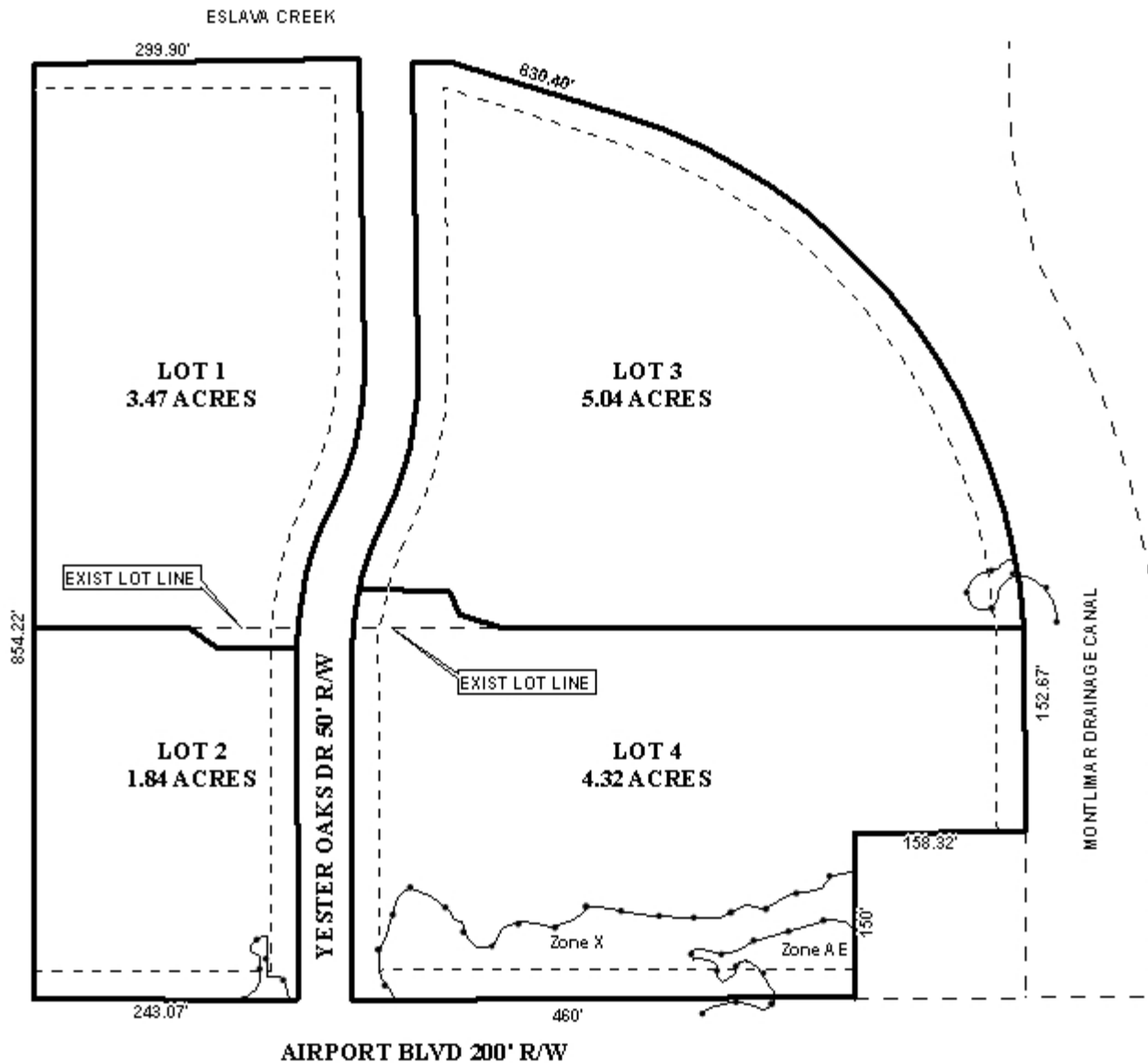
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APPLICATION NUMBER 10 DATE August 8, 2013

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DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE August 8, 2013
APPLICANT Yester Oaks Subdivision
REQUEST Subdivision

