

PRAYER TABERNACLE EARLY CHURCH OF JESUS **CHRIST SUBDIVISION**

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by 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). Preservation status is to be given to the 60" Live Oak Tree located on the South side of Lot A. 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.

This application was heldover from the October 4th meeting to allow staff to develop conditions for approval. The associated Planning Approval and Planned Unit Development applications were withdrawn by the applicant at that meeting.

The plat illustrates the proposed 1-lot, 1.79± acre subdivision located on the West side of Mobile Street, extending to the East side of Jessie Street, 240'± South of Main Street, in Council District 1. The applicant states that the subdivision is served by public water and sewer services. The purpose of this application is to combine thirteen contiguous legal lots of record into one legal lot of record for a possible future church expansion.

The site fronts Mobile Street and Jessie Street, both minor streets with compliant 50' rights-of-way; therefore, no dedication would be required. Mobile Street could be considered a marginal collector street in this area. However, Jessie Street is strictly a residential street and is a dead end approximately one block South of the site. As a means of access management, Mobile Street should be limited to two curb cuts, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Since Jessie Street is strictly a residential street, access to it should be denied entirely.

The plat illustrates the 25' minimum building setback line along both street frontages, and these should also be illustrated on the Final Plat, if approved. Also, the lot is labeled with its size in

both square feet and acres, and this should also be indicated on the Final Plat, or a table should be furnished providing the same information.

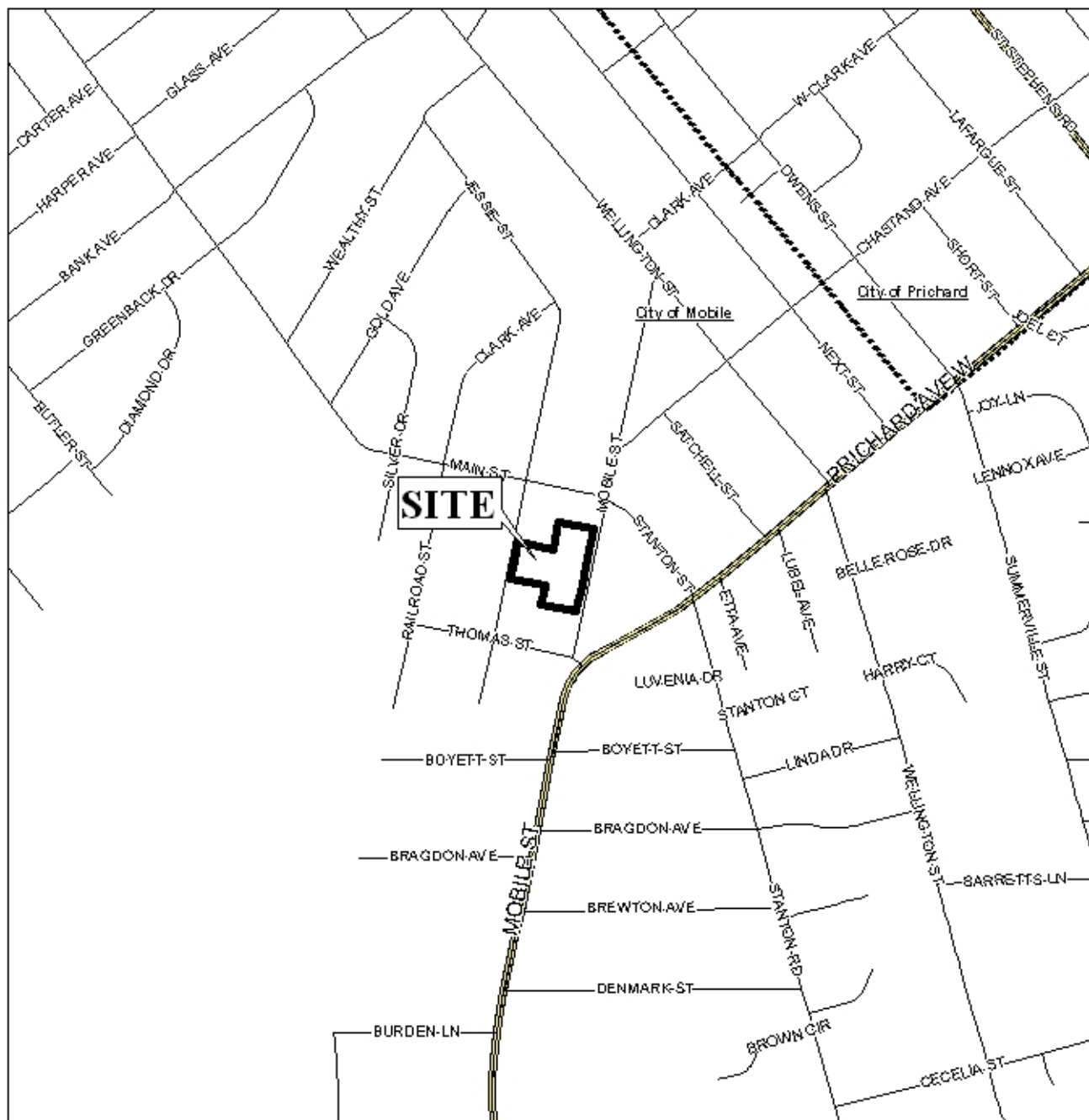
Urban Forestry has determined that the 60" Live Oak Tree on the South side of the site should be given preservation status; therefore a note would be required on the Final Plat stating such, and that any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

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

- 1) placement of a note on the Final Plat stating that the subdivision is limited to two curb cuts to Mobile Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that the subdivision is denied access to Jessie Street;
- 3) illustration of the 25' minimum building setback lines along Mobile Street and Jessie Street;
- 4) labeling of the one lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that the 60" Live Oak Tree on the South side of the subdivision is given preservation status and any work on or under this tree is to be permitted and coordinated with Urban Forestry, and removal is to be permitted only in the case of disease or impending danger;
- 6) placement of a note on the Final Plat stating development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) subject to the Engineering comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat); and*
- 8) 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).*

LOCATOR MAP



APPLICATION NUMBER 1 DATE November 1, 2012

APPLICANT Prayer Tabernacle Early Church of Jesus Christ

REQUEST Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residences and vacant lots.

APPLICATION NUMBER 1 DATE November 1, 2012

APPLICANT Prayer Tabernacle Early Church of Jesus Christ

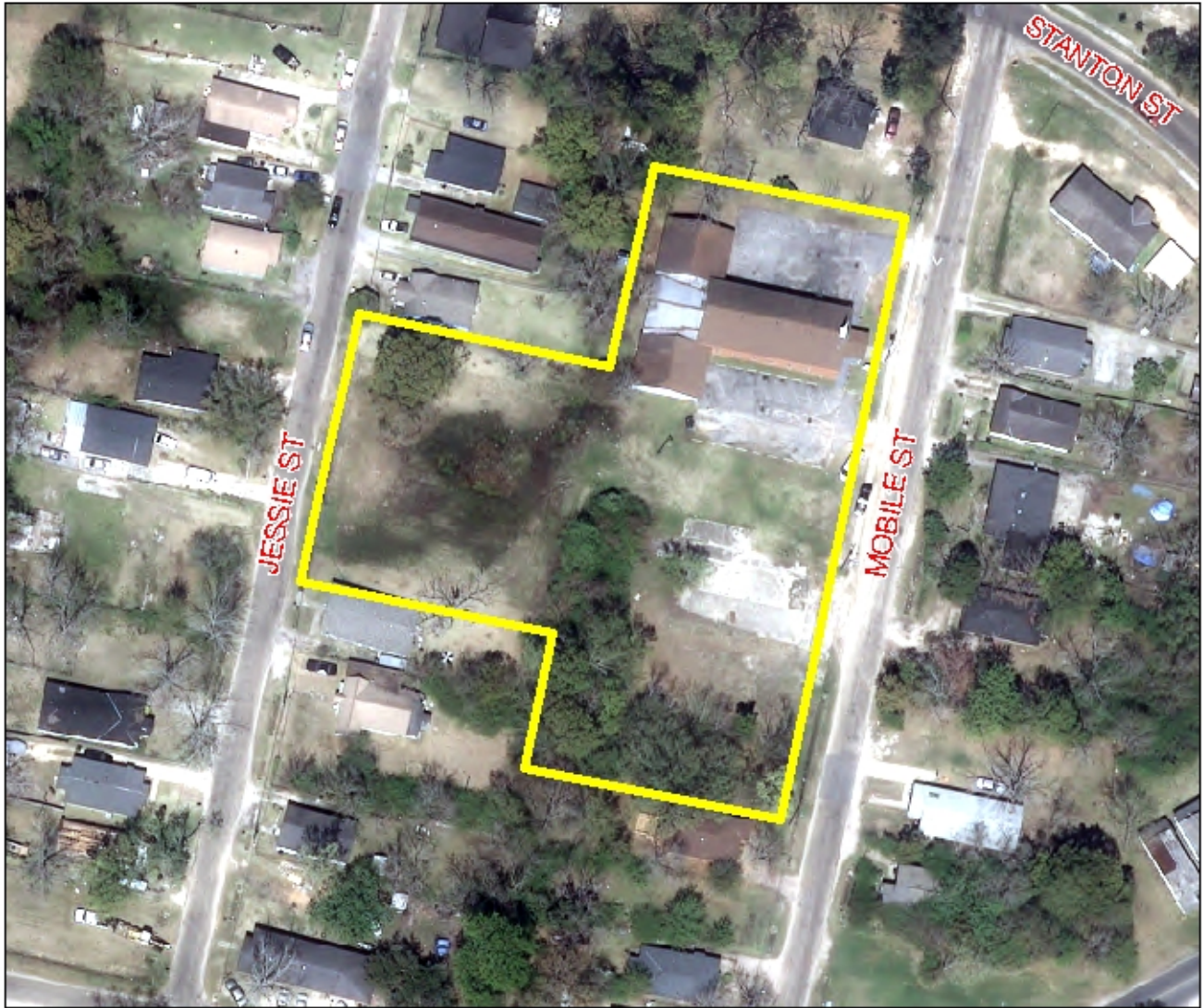
REQUEST _____ Subdivision _____

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

 NTS

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