

MT ZION BAPTIST CHURCH SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, 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).

Fire Department Comments: No comments.

The plat illustrates the proposed 1.3 acre \pm , 1 lot subdivision which is located on the West side of I-10 Service Road, extending from Nellie Street to Duval Street, and is in Council District 3. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to combine 10 lots into one legal lot of record. The site is currently undeveloped and is commercially zoned.

The site fronts onto Duval Street, Nellie Street, and U.S. Interstate 10 and its accompanying service road. Duval Street and Interstate 10 are major streets with adequate rights-of-way, while Nellie Street is a minor street with a 40-foot right-of-way width. As it appears that Nellie Street has curb and gutter, the plat should be revised to dedicate sufficient right-of-way to provide 25 feet as measured from the centerline of Nellie Street.

As the site is fronted on two sides by major streets, and on the third side by a minor street that is bordered by residential development, access management is a concern. The site should be denied access to Nellie Street, and limited to one curb-cut onto Duval Street and one curb-cut onto the Interstate 10 service road, with the size, design and location to be approved by Traffic Engineering (and ALDOT for the service road) and comply with AASHTO standards.

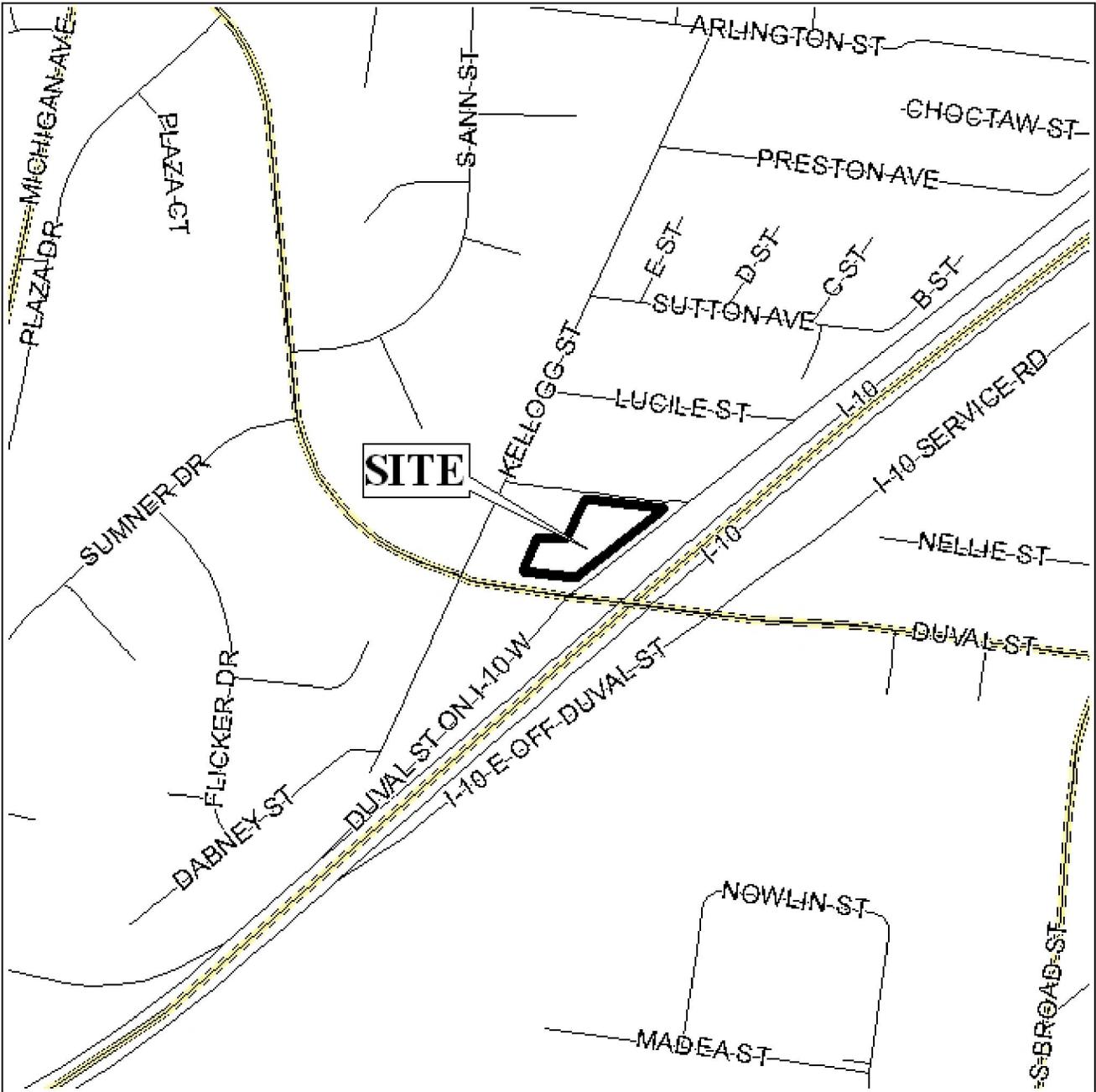
The site has property lines at two intersection corners. Section V.D.6. of the Subdivision Regulations requires that "*property lines at street intersection corners shall be arcs having radii of at least 10 feet or shall be chords of such arcs.*" The plat should be revised to reflect this requirement at all intersection corners.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the Final Plat, if approved. The setback line should be depicted from all street frontages.

Finally, it appears that Duval Street is misspelled on the plat.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 25 feet as measured from the centerline of Nellie Street; 2) placement of a note on the plat stating that the site is denied access to Nellie Street, and limited to one curb-cut onto Duval Street and one curb-cut onto the Interstate 10 service road, with the size, design and location to be approved by Traffic Engineering and ALDOT, and comply with AASHTO standards; 3) revision of the property line at all street intersections to reflect the radius requirements stated in Section V.D.6. of the Subdivision Regulations; 4) depiction of the 25-foot minimum building setback line from all street frontages, including dedications and adjustments for intersection corners; 5) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information; 6) correction of the spelling of Duval Street; and 7) full compliance with all other municipal codes and ordinances.

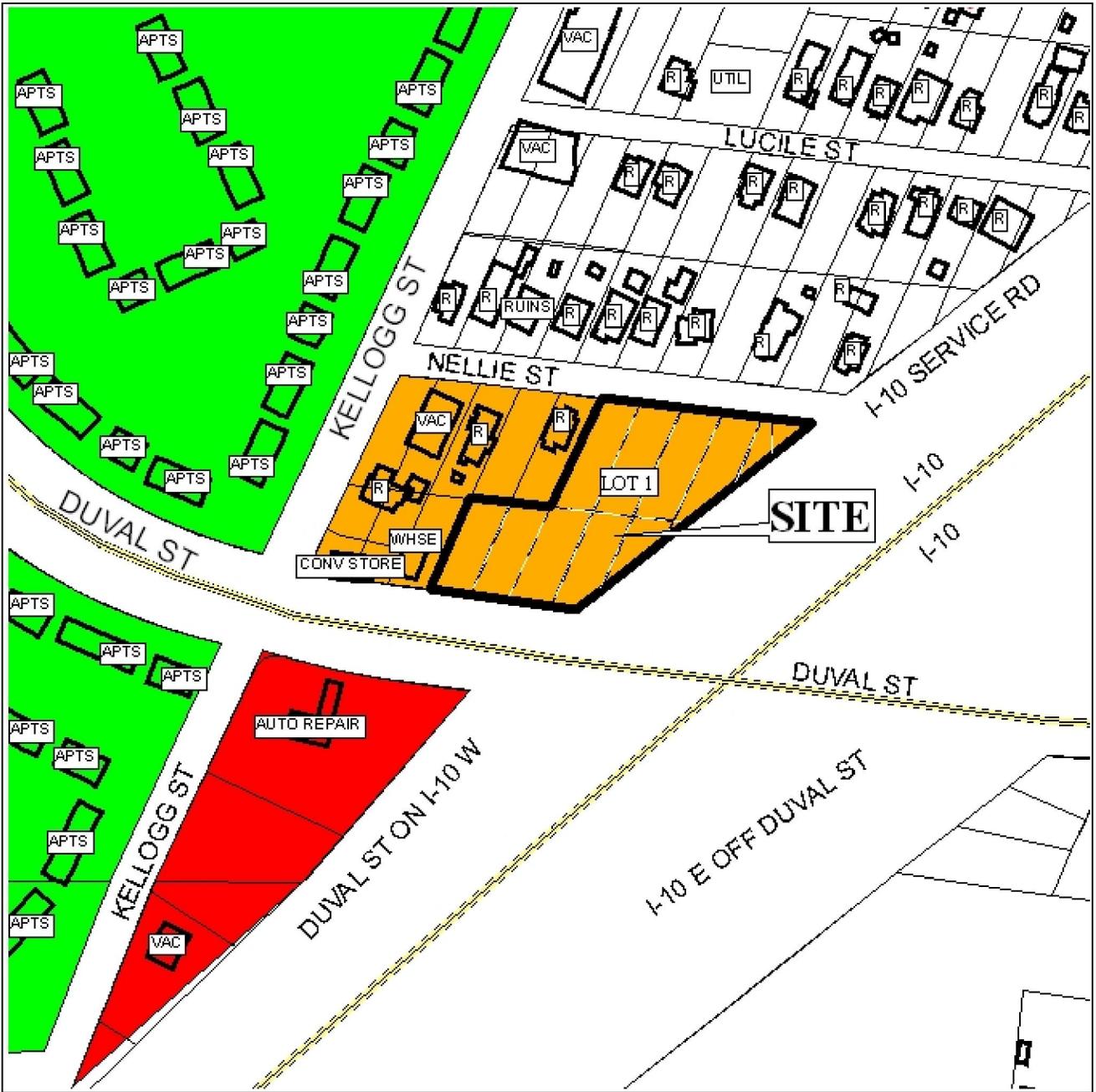
LOCATOR MAP



APPLICATION NUMBER 2 DATE November 16, 2006
APPLICANT Mt Zion Baptist Church Subdivision
REQUEST Subdivision



MT ZION BAPTIST CHURCH SUBDIVISION



APPLICATION NUMBER 2 DATE November 16, 2006

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	

