

LIFE CHURCH/ FAITH ACADEMY NO. 2 SUBDIVISION

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Review and revise the written legal description or the written bearings and distances so that they match.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- E. 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.
- F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Each lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 2015-116 and City Code Chapters 57 and 64).

Fire Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).

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 3 Lot, 33.2 + acre subdivision, which is located on the west side of Schillinger Road North, 205' ± South of Zeigler Boulevard, 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 create 3 legal lots of record from an existing metes and bounds parcel.

The site is located on Schillinger Road North and Zeigler Boulevard which is indicated as an Edge Corridor and Suburban Neighborhood on the Map for Mobile Development Framework Maps. The Map for Mobile states that the development framework map and development area descriptions serve as a guide for future land use and design decisions and also for decisions regarding public improvements and projects. While the site is not specifically designated as a center, but rather within an Edge Corridor and Suburban Neighborhood, the intent for development in this area should represent the following:

EDGE CORRIDOR

- Retain natural character to emphasize the transition from the rural to more developed areas;
- Connect to other nearby areas through sidewalks, bike routes, and transit accommodations; and
- Minimize leapfrog development that is not connected to other development.

SUBURBAN CORRIDOR

- Accommodation of all users: automobile, bicycle, pedestrian and transit;
- Greater connectivity to surrounding neighborhoods;
- Development concentrated in centers rather than in strips along the corridor;
- Eventual increase in density with residential above retail and services;
- Increased streetscaping; and
- Improve traffic flow.

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Thus, as this request is solely related to the subdivision of property, not the use of the property, application of the Map for Mobile principles may be not be appropriate.

The site is currently undeveloped. Therefore staff would highly recommend the Map for Mobile guidelines for the future development of this site.

The site has frontage on Zeigler Boulevard and Schillinger Road North. Schillinger Road North, a planned major street, requires a 100' right-of-way width per the Major Street Plan Component of the Comprehensive Plan. Zeigler Boulevard a planned major street, requires a 120' right-of-way width per the Major Street Plan Component of the Comprehensive Plan. The preliminary plat states that the right-of-way widths "varies"; however, minimum distances from the centerline of right-of-way are depicted. It appears that no dedication of-right-of-way will be required.

Access management is a concern. If approved, a note should be placed on the Final Plat limiting Lot 1 to two curb-cuts to Zeigler Boulevard AND ONE TO Schillinger Road North; and limiting

Lots 2 and 3 to one curb-cut each to Schillinger Road North with the size, design, and location to be approved by Traffic Engineering, and conform to AASHTO standards.

The lot size in square feet and acres is indicated on the plat and should also be indicated on the Final Plat, or there should be the provision of a table on the plat depicting the same information.

The 25' minimum building setback line is depicted and should be retained on the Final Plat, if approved.

RECOMMENDATION

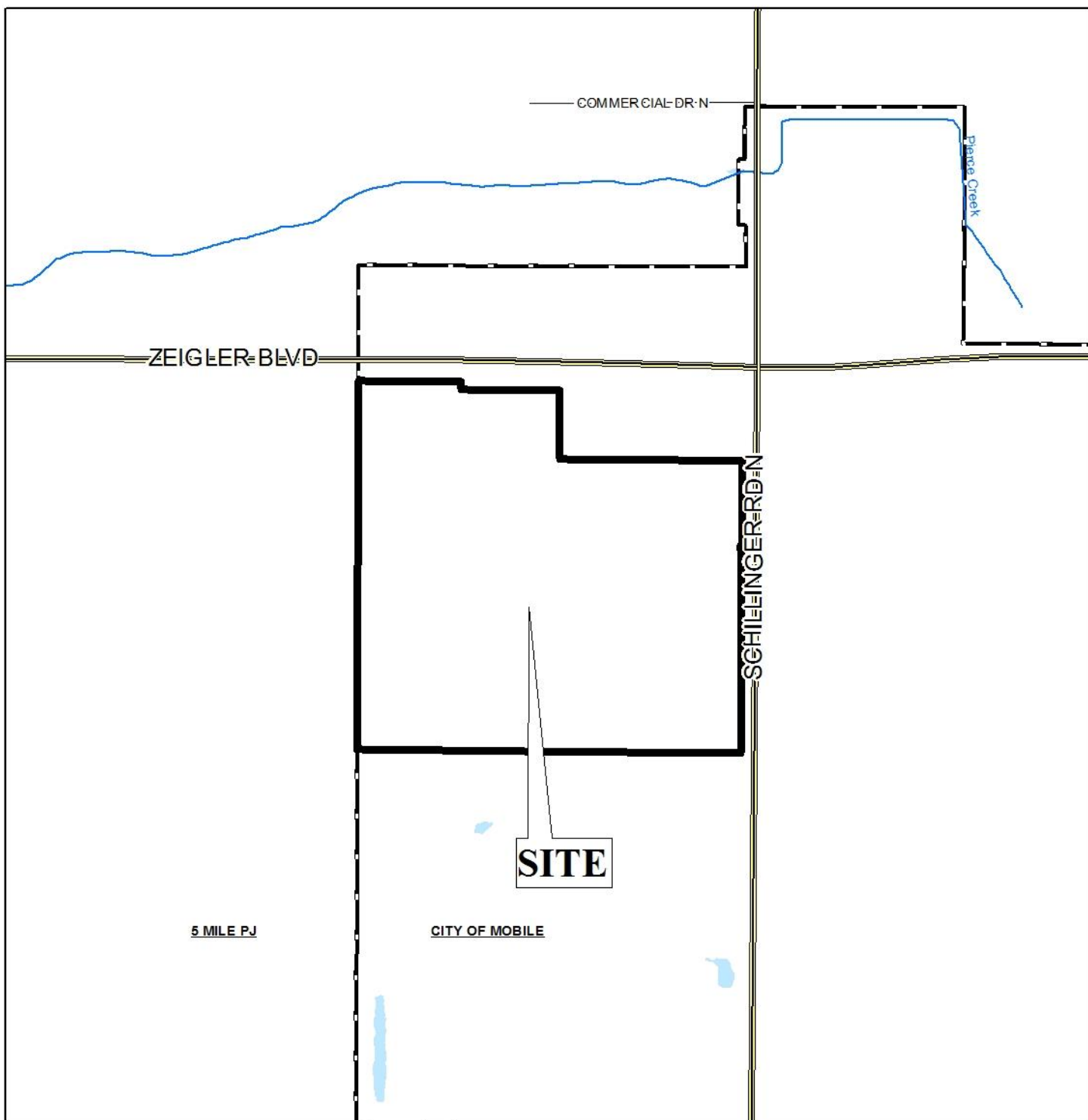
Subdivision: The Subdivision request is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the 25' minimum building setback lines along Zeigler Boulevard and Schillinger Road North on Final Plat;
- 2) retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that Lot 1 is limited to two curb-cuts to Zeigler Boulevard and one to Schillinger Road North, and Lots 2 and 3 are limited to one curb-cut each to Schillinger Road North with the size, design, and location to be approved by Traffic Engineering, and conform to AASHTO standards;
- 4) compliance with Engineering comments: *“FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Review and revise the written legal description or the written bearings and distances so that they match. C. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. E. 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. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.”;*
- 5) compliance with Traffic Engineering comments: *“Each lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap*

spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance."

- 6) 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 2015-116 and City Code Chapters 57 and 64)."*; and
- 7) compliance with Fire comments: *"All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)."*

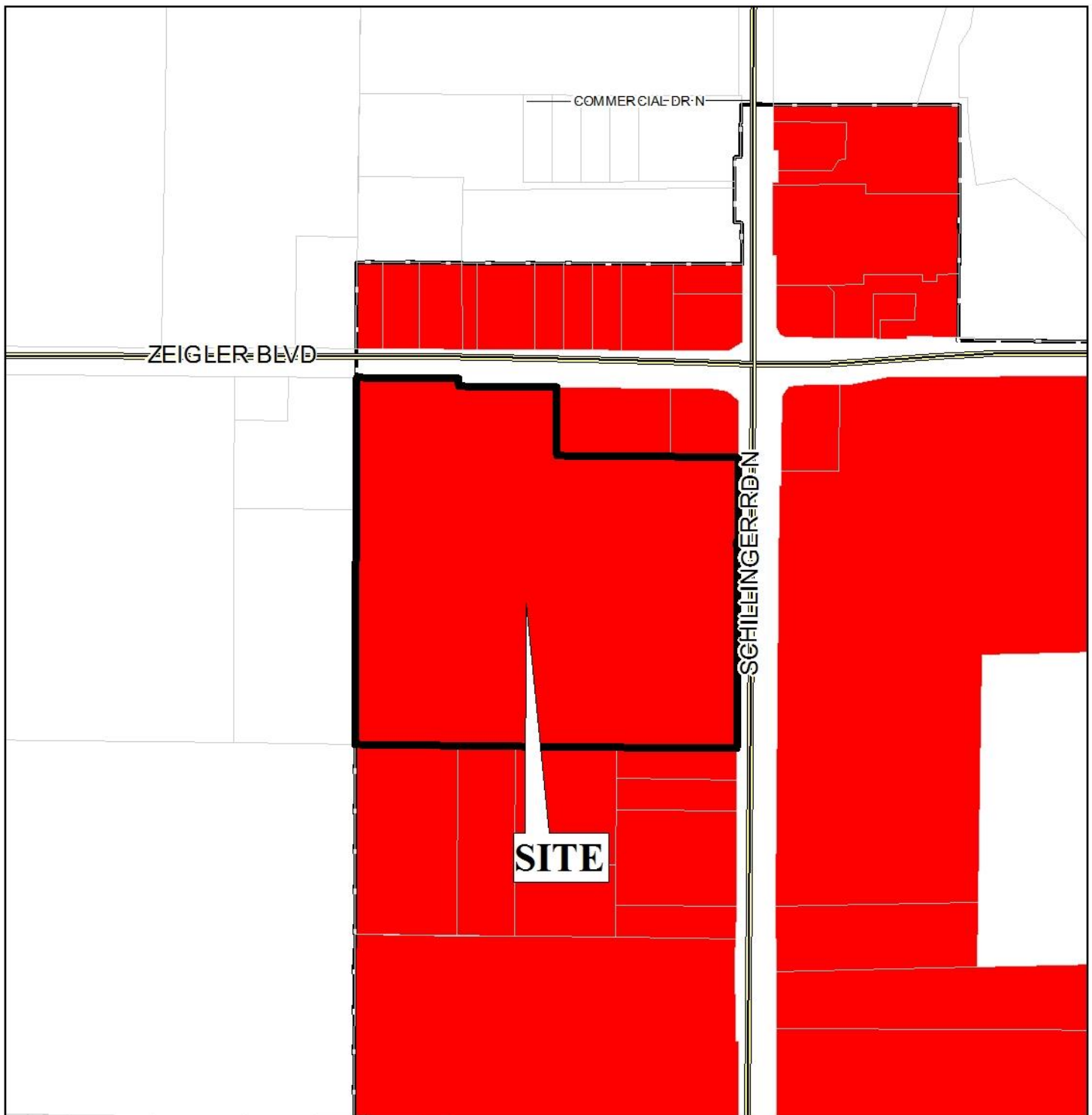
LOCATOR MAP



APPLICATION NUMBER 5 DATE May 4, 2017
APPLICANT Life Church/Faith Academy No. 2 Subdivision
REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE May 4, 2017
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APPLICATION NUMBER 5 DATE May 4, 2017

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



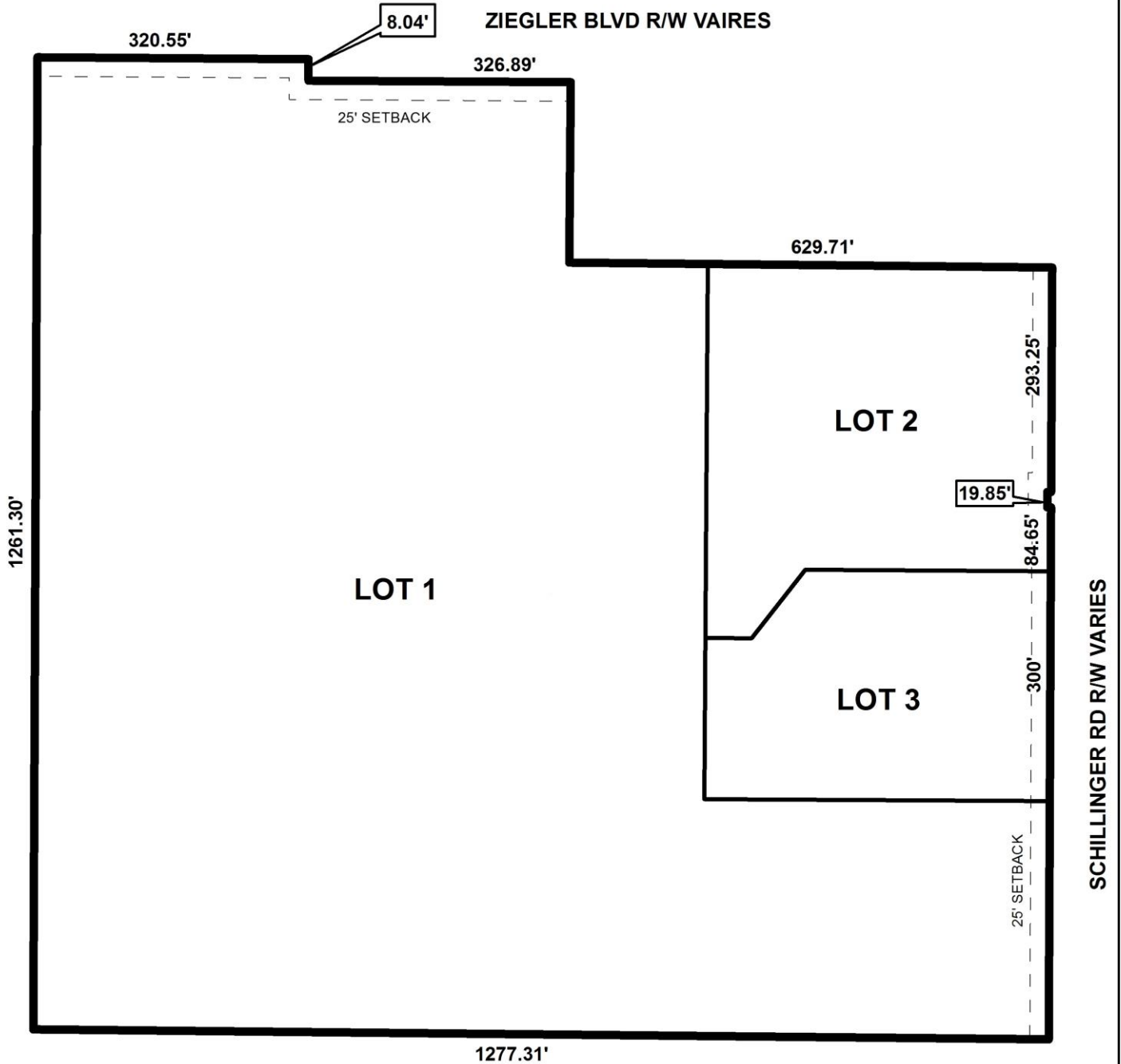
LIFE CHURCH/FAITH ACADEMY NO. 2 SUBDIVISION



APPLICATION NUMBER 5 DATE May 4, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE May 4, 2017
APPLICANT Life Church/Faith Academy No. 2 Subdivision
REQUEST Subdivision



