

EMMANUEL 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. Provide a written legal description for the proposed subdivision and matching bearing and distance labels.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. 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.
- E. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature.
- F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Based on its existing development, the church lot is limited to no more than its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any changes to the site that will require a PUD may also require changes to driveway/access for this site.

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

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.

The plat illustrates the proposed 1 lot, 2.4 ± acre subdivision which is located at the Southeast corners of Dr. Martin Luther King Jr. Avenue and Martin Court, and is in Council District 2. The applicant states that the subdivision is served by public water and sanitary sewer.

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

This site was mostly recently approved by the Planning Commission at its January 15, 2015 meeting. The applicant has changed the scope and nature of their proposal, thus the new application for a 1-lot subdivision.

The site has frontage along Dr. Martin Luther King Jr. Avenue and Martin Court, both minor streets. Dr. Martin Luther King Jr. Avenue is depicted as having a compliant 60' right-of-way. Martin Court is a substandard street with a 30' right-of-way and roadway width of what appears to be less than 15' in some areas, well short of the 26' width required in Section V.B.15. of the Subdivision Regulations. However, the applicant has stated that dedication would be impractical, per City staff who visited the site in 2014 to assess the existing conditions. If approved a waiver of Section V.B.15. of the Subdivision Regulations will be required.

The site has one existing curb-cut to Dr. Martin Luther King Jr. Avenue and what appears to be 5 existing curb-cuts to Martin Court. The lot should be limited to all existing curb-cuts with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

The lot size is illustrated in square feet and acres on the preliminary plat and should be retained on the Final Plat, if approved.

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

A corner radius in compliance with Section V.D.6. of the Subdivision Regulations is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

It should be noted, the applicant is required to maintain all existing buffers where the site abuts residentially developed property, which must be in compliance with Section V.A.8 of the Subdivision Regulations.

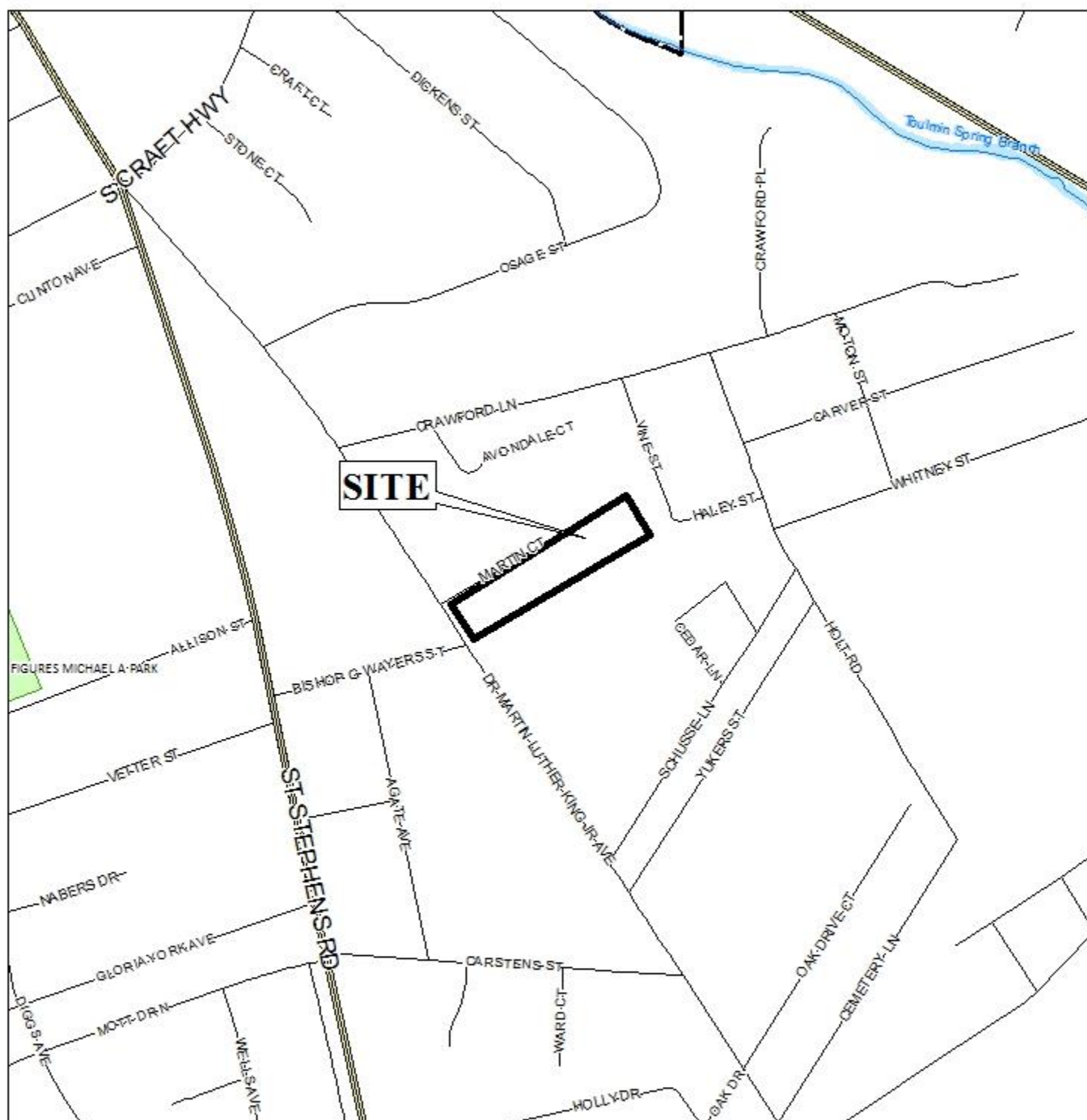
With a waiver of Section V.B.15 of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that existing buffers to be maintained in compliance with Section V.A.8. of the Subdivision Regulations;
- 2) placement of a note on the Final Plat stating the lot is limited to one existing curb-cut to Dr. Martin Luther King Jr. Avenue and 5 existing curb-cuts to Martin Court with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the 25' minimum building setback along all street frontages on the Final Plat;
- 4) retention of the lot size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) retention of the corner radius at the intersection of Dr. Martin Luther King Jr. Avenue and Martin Court;
- 6) compliance with 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. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.";

- 7) *compliance with Traffic Engineering comments: "Based on its existing development, the church lot is limited to no more than its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any changes to the site that will require a PUD may also require changes to driveway/access for this site.";*
- 8) *compliance with Urban Forestry: "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*
- 9) *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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)."*

LOCATOR MAP



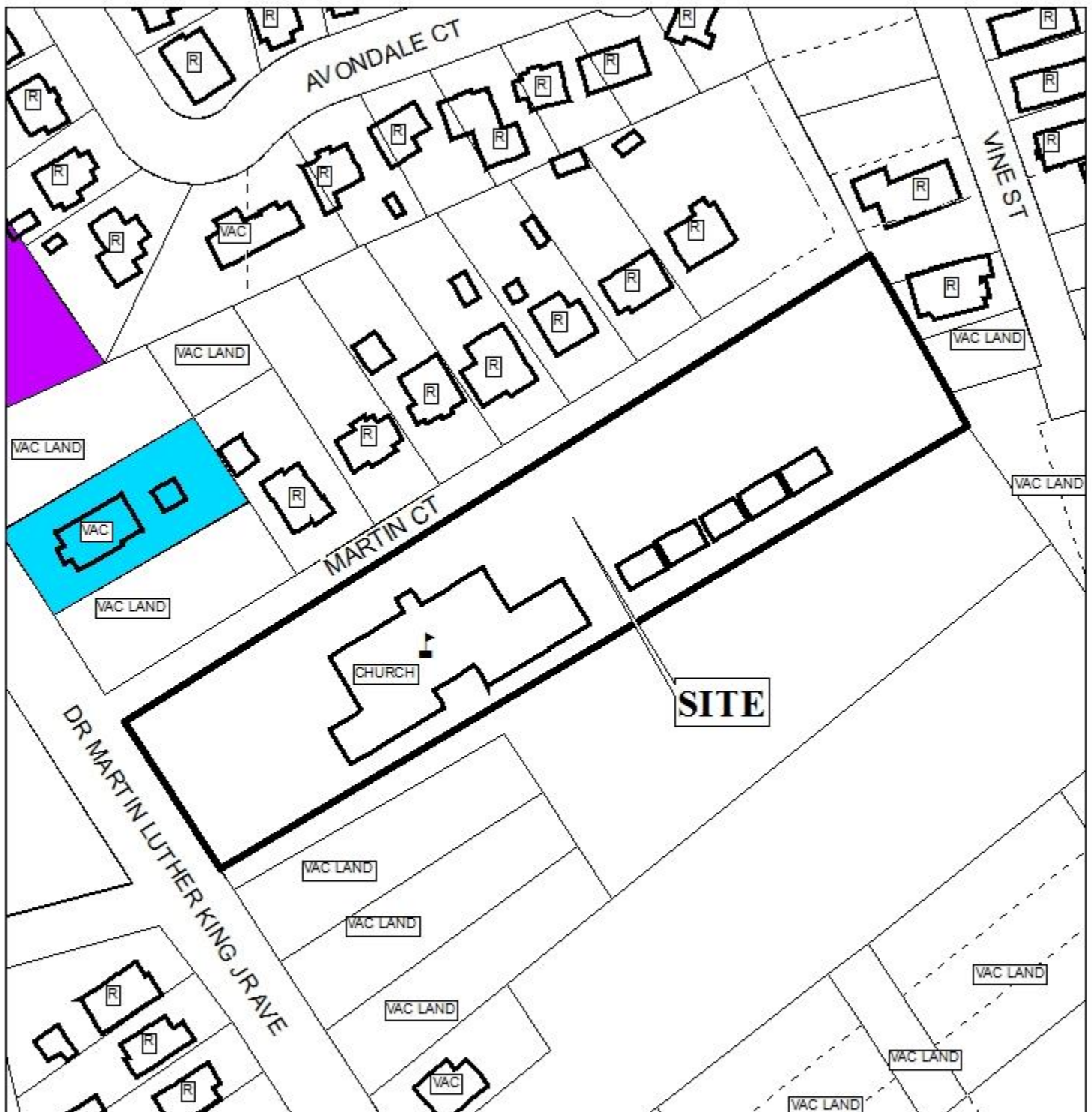
APPLICATION NUMBER 8 DATE August 6, 2015

APPLICANT Emmanuel Subdivision

REQUEST Subdivision



EMMANUEL SUBDIVISION



APPLICATION NUMBER 8 DATE August 6, 2015

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



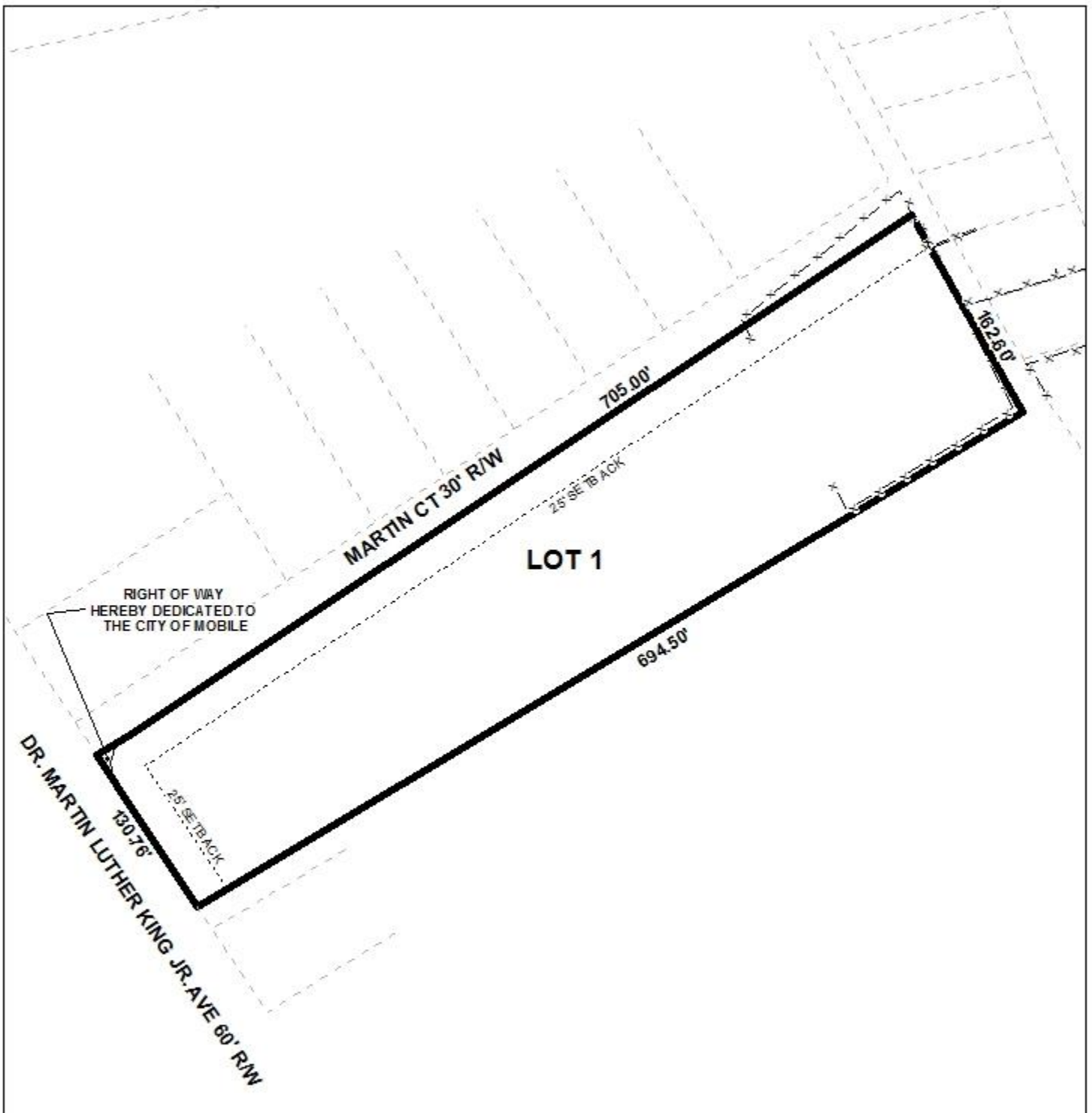
EMMANUEL SUBDIVISION



APPLICATION NUMBER 8 DATE August 6, 2015



DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE August 6, 2015

APPLICANT Emmanuel Subdivision

REQUEST Subdivision

