

REVISED MT. ZION BAPTIST CHURCH SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Proposed driveway should be realigned to remove the skew intersection with Nellie Street.

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.

The plat illustrates the proposed 1 lot, 1.3 acre \pm subdivision which is located at 1023 I-10 Service Road (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 modify the recorded curb cut restrictions on a legal lot of record which was approved by the Planning Commission on November 16, 2006. At the time of the original approval, the lot was denied access to Nellie Street, and allowed one curb cut to both Duval Street and the I-10 Service Road. The applicant has submitted a letter from ALDOT stating that ALDOT has denied access to the site from the I-10 Service Road, and therefore, wishes to modify the approval to allow one curb cut to both Nellie Street and Duval Street.

The proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area size is not depicted on the plat in square feet, and this should be shown on the Final Plat, if approved. The 25-foot minimum building setback line is shown along all rights-of-way, and this should be retained on the Final Plat, if approved.

The site fronts Duval Street to the South, Interstate 10 (and the accompanying Service Road) to the East, and Nellie Street to the North. Both Duval Street and Interstate 10 are Planned Major Streets, as shown on the Major Street Plan Component of the Comprehensive Plan. Nellie Street is a minor street provided with curb and gutter. All streets have adequate rights-of-way and curb radii as dedication was required with the 2006 approval. As previously mentioned, the impetus for this application is the request to modify curb cut restrictions. Because ALDOT is denying access to the I-10 Service Road, a note should be placed on the Final Plat, if approved, denying the lot access to the same. Further, the lot should be limited to one curb cut each to Nellie Street and Duval Street, with the size, design, and exact location of all curb cuts to be approved by

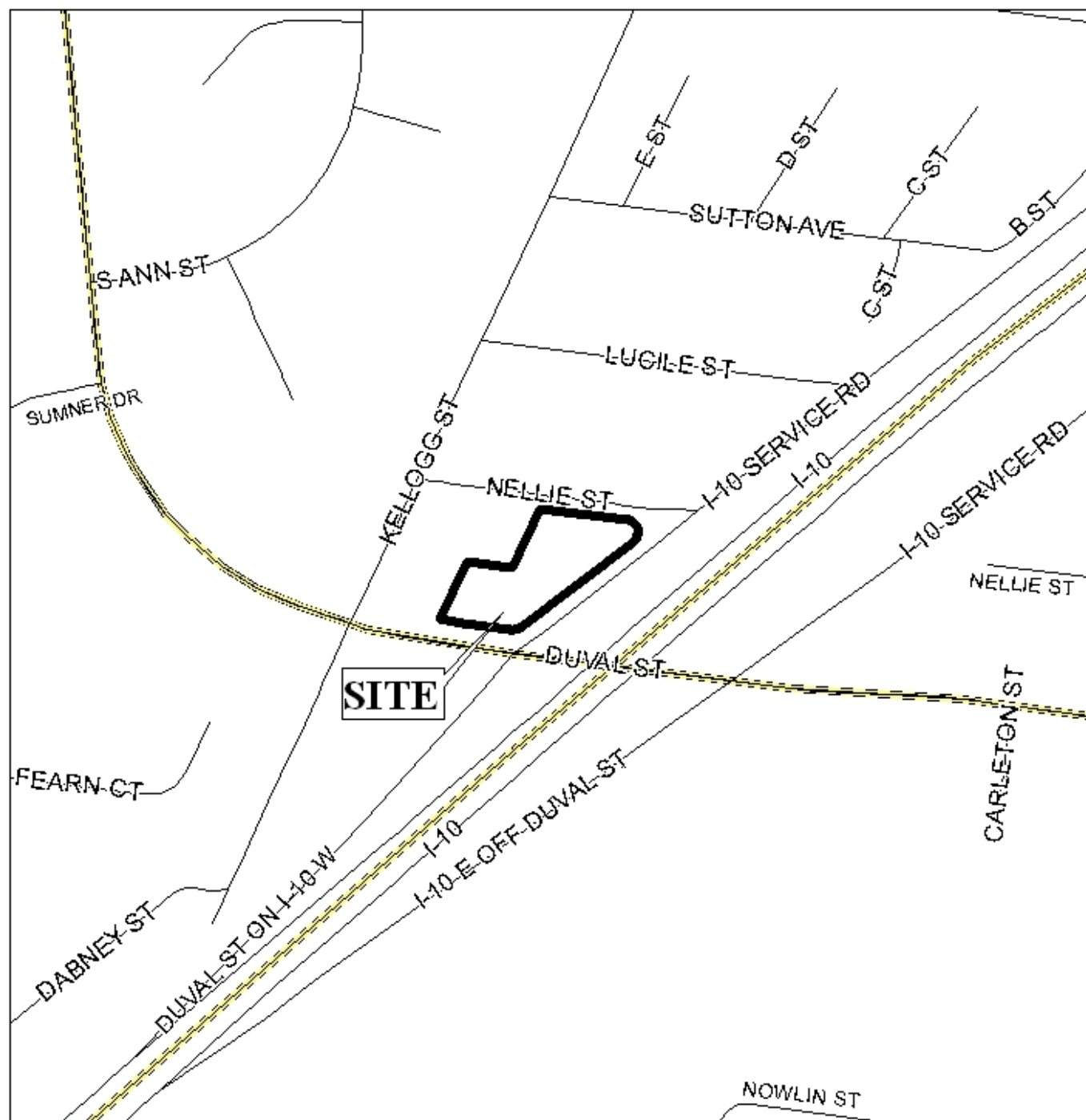
Traffic Engineering and conform to AASHTO standards. It should be noted that Duval Street is noted at "Duvall Street" on the preliminary plat, and this spelling should be corrected on the Final Plat, if approved.

Finally, 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.

Based upon the preceding, this application is recommended for tentative approval subject to the following conditions:

- 1) labeling of the lot area size in square feet;
- 2) retention of the 25-foot minimum building setback line along all public rights-of-way;
- 3) placement of a note on the Final Plat stating that the lot is denied access to the I-10 Service Road;
- 4) placement of a note on the Final Plat stating that the lot is limited to one curb cut each to Nellie Street and Duval Street, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) compliance with Traffic Engineering comments: *"Proposed driveway should be realigned to remove the skew intersection with Nellie Street;"*
- 6) correction of the spelling of Duval Street;
- 7) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 8) full compliance with all municipal codes and ordinances.

LOCATOR MAP



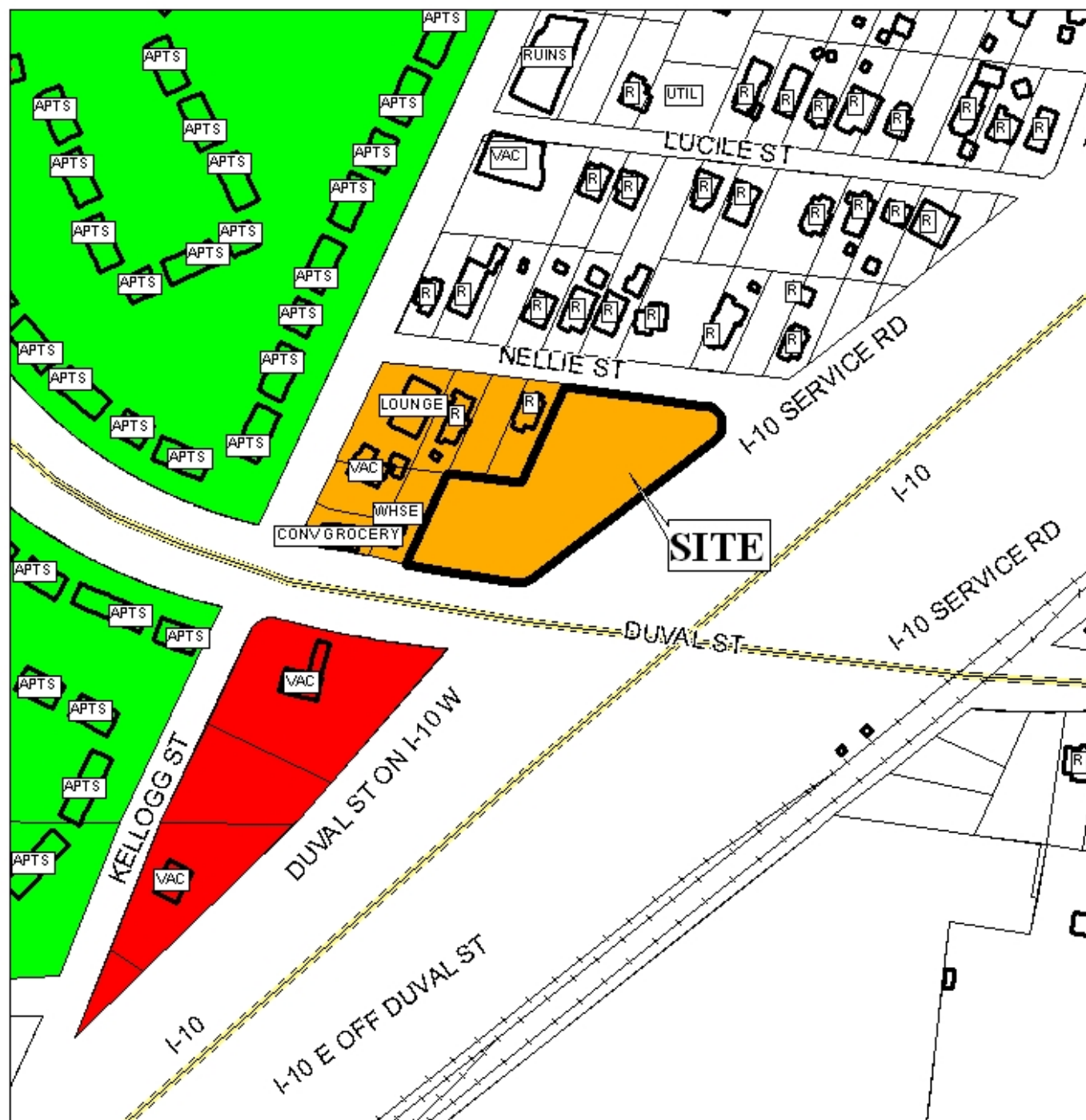
APPLICATION NUMBER 10 DATE June 2, 2011

APPLICANT Revised Mt. Zion Baptist Church Subdivision

REQUEST Subdivision



REVISED MT. ZION BAPTIST CHURCH SUBDIVISION



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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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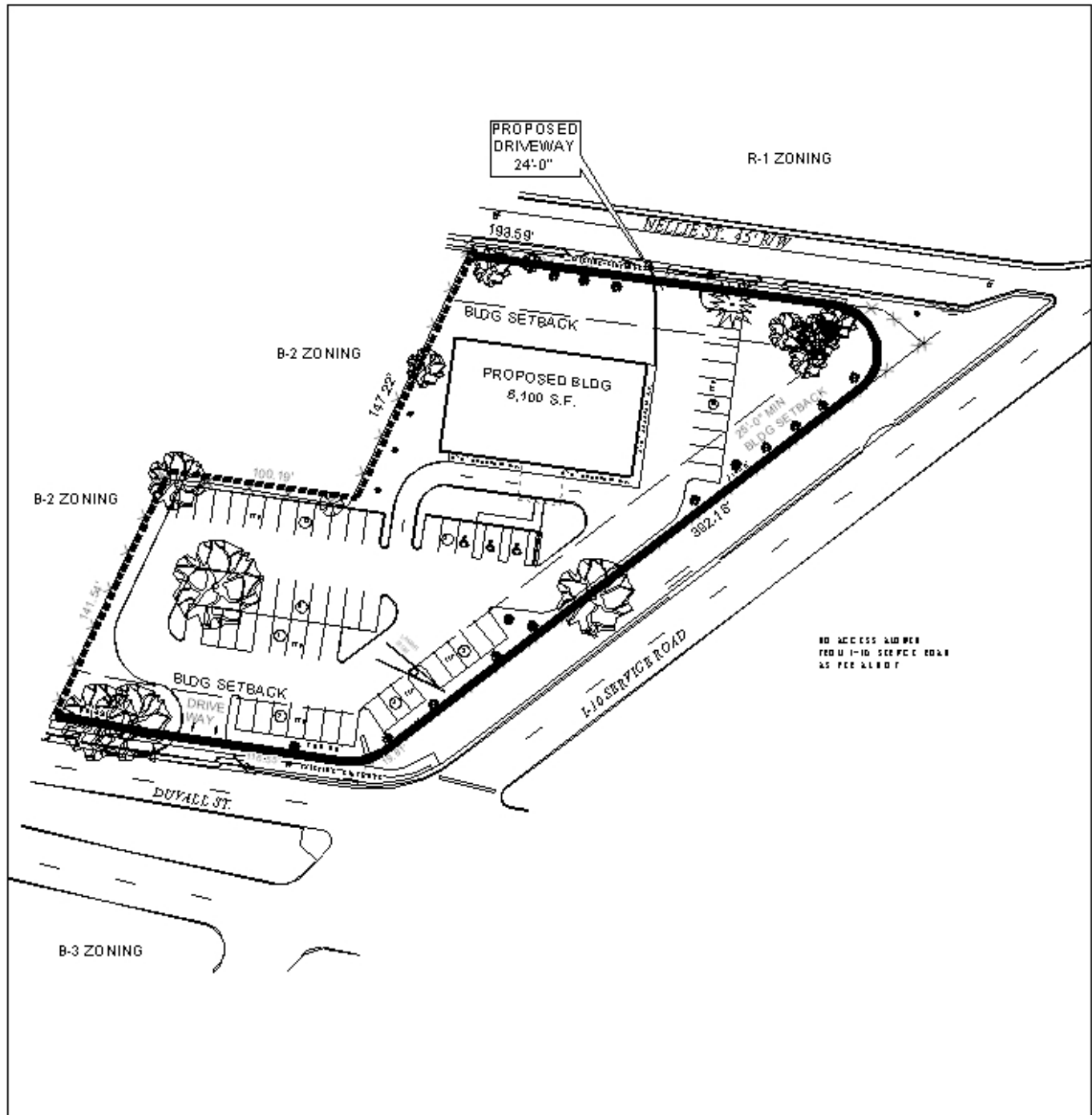
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DETAIL SITE PLAN



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