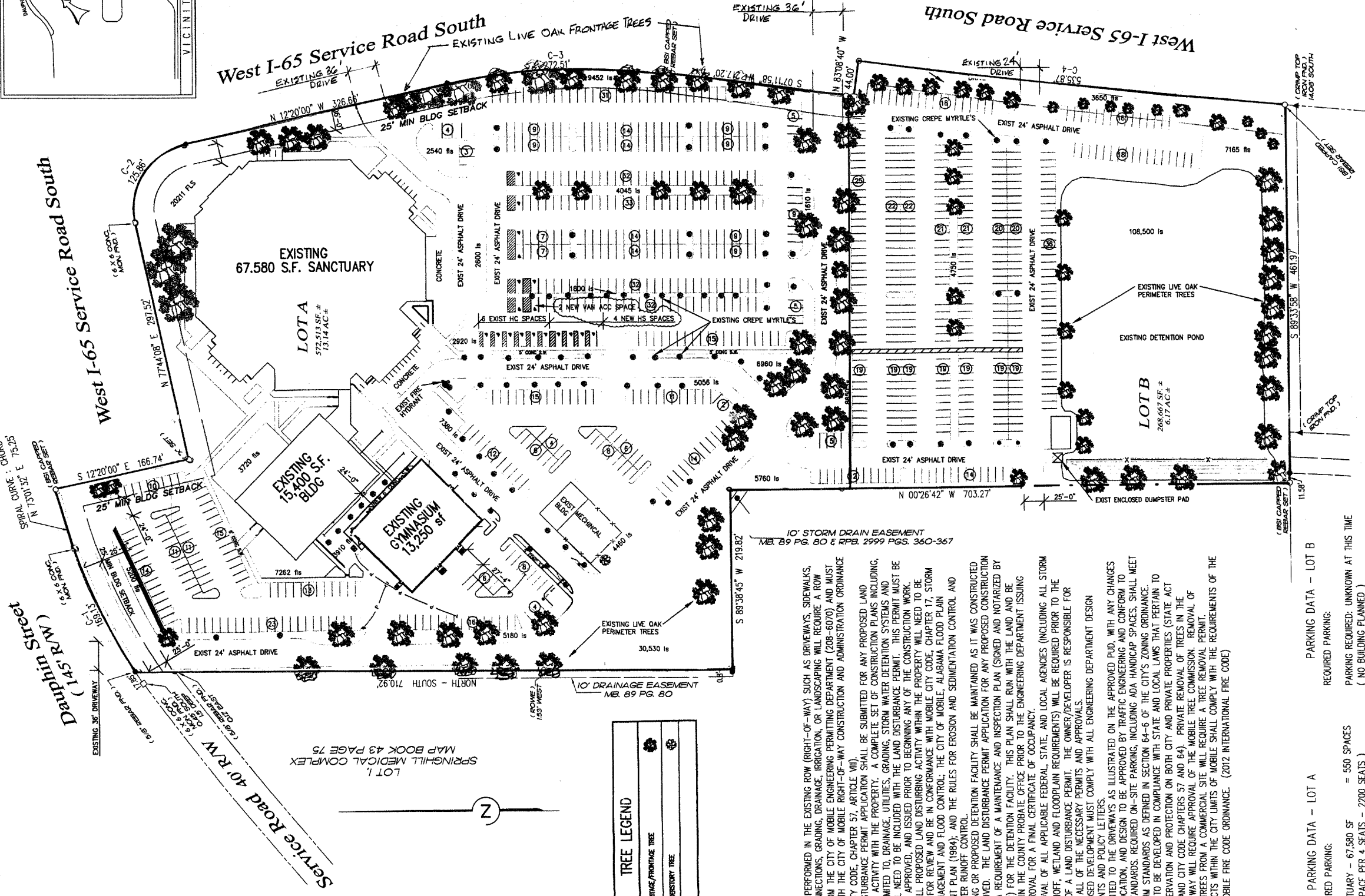


Interstate Highway No. 65  
(R/W Varies)  
(300' R/W)



Dauphin Street  
(145' R/W)

West I-65 Service Road South

West I-65 Service Road South

**TREE LEGEND**

	EXISTING HERITAGE/FRONTAGE TREE
	EXISTING UNDERSTORY TREE

**NOTES:**

1. ANY WORK PERFORMED IN THE EXISTING ROW (RIGHT-OF-WAY), SUCH AS DRIVEWAYS, SIDEWALKS, UTILITY CONNECTIONS, GRADING, DRAINAGE, IRRIGATION, OR LANDSCAPING WILL REQUIRE A ROW PERMIT FROM THE CITY OF MOBILE ENGINEERING PERMITTING DEPARTMENT (208-6070) AND MUST COMPLY WITH THE CITY OF MOBILE RIGHT-OF-WAY CONSTRUCTION AND ADMINISTRATION ORDINANCE (MOBILE CITY CODE, CHAPTER 57, ARTICLE VIII).
2. A LAND DISTURBANCE PERMIT APPLICATION SHALL BE SUBMITTED FOR ANY PROPOSED LAND DISTURBING ACTIVITY WITH THE PROPERTY. A COMPLETE SET OF CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, GRADING, STORM WATER DETENTION SYSTEMS AND PAVING WILL NEED TO BE INCLUDED WITH THE LAND DISTURBANCE PERMIT. THIS PERMIT MUST BE SUBMITTED, APPROVED, AND ISSUED PRIOR TO BEGINNING ANY OF THE CONSTRUCTION WORK.
3. ANY AND ALL PROPOSED LAND DISTURBING ACTIVITY WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED FOR REVIEW AND BE IN CONFORMANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL; THE CITY OF MOBILE, ALABAMA FLOOD PLAN MANAGEMENT PLAN (1984); AND THE RULES FOR EROSION AND SEDIMENTATION CONTROL AND STORM WATER RUNOFF CONTROL.
4. ANY EXISTING OR PROPOSED DETENTION FACILITY SHALL BE MAINTAINED AS IT WAS CONSTRUCTED AND APPROVED. THE LAND DISTURBANCE PERMIT APPLICATION FOR ANY PROPOSED CONSTRUCTION INCLUDES A REQUIREMENT OF A MAINTENANCE AND INSPECTION PLAN (SIGNED AND NOTARIZED BY THE OWNER) FOR THE DETENTION FACILITY. THIS PLAN SHALL RUN WITH THE LAND AND BE RECORDED IN THE COUNTY PROBATE OFFICE PRIOR TO THE ENGINEERING DEPARTMENT ISSUING THEIR APPROVAL FOR A FINAL CERTIFICATE OF OCCUPANCY.
5. 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. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ALL OF THE NECESSARY PERMITS AND APPROVALS.
6. THE PROPOSED DEVELOPMENT MUST COMPLY WITH ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY LETTERS.
7. THE SITE IS LIMITED TO THE DRIVEWAYS AS ILLUSTRATED ON THE APPROVED PLUD, WITH ANY CHANGES IN SIZE, LOCATION, AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. REQUIRED ON-SITE PARKING, INCLUDING ADA HANDICAP SPACES, SHALL MEET THE MINIMUM STANDARDS AS DEFINED IN SECTION 64-6 OF THE CITY'S ZONING ORDINANCE.
8. 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). PRIVATE REMOVAL OF TREES IN THE RIGHT-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE COMMISSION. REMOVAL OF HERITAGE TREES FROM A COMMERCIAL SITE WILL REQUIRE A TREE REMOVAL PERMIT.
9. 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)

**PARKING DATA - LOT A**

REQUIRED PARKING:  
SANCTUARY - 67,580 SF = 550 SPACES  
(1 SPACE PER 4 SEATS - 2200 SEATS)

PARKING SPACE SIZE: 9' X 18' TYPICAL

**REQUIRED PROVIDED:**  
PARKING SPACES = 540 SPACES  
HANDICAP PARKING SPACES = 18 SPACES  
TOTAL PARKING SPACES = 558 SPACES

**PARKING DATA - LOT B**

REQUIRED PARKING:  
PARKING REQUIRED: UNKNOWN AT THIS TIME  
(NO BUILDING PLANNED)

PARKING SPACE SIZE: 9' X 18' TYPICAL

**REQUIRED PROVIDED:**  
PARKING SPACES = 393 SPACES  
HANDICAP PARKING SPACES = 0 SPACES  
TOTAL PARKING SPACES = 393 SPACES

**LANDSCAPE DATA - LOT A**

TOTAL AREA OF LOT A = 572,513 SF  
LANDSCAPING REQUIRED = 68,701 SF  
LANDSCAPING PROVIDED = 126,682 SF  
FRONT LANDSCAPING REQUIRED = 41,221 SF  
FRONT LANDSCAPING PROVIDED = 42,843 SF

**LANDSCAPE DATA - LOT B**

TOTAL AREA OF LOT B = 268,667 SF  
LANDSCAPING REQUIRED = 32,240 SF  
LANDSCAPING PROVIDED = 113,250 SF  
FRONT LANDSCAPING REQUIRED = 19,344 SF  
FRONT LANDSCAPING PROVIDED = 19,745 SF

LEGAL DESCRIPTION  
LOT 1, DAUPHIN WAY BAPTIST CHURCH SUBDIVISION AS RECORDED IN MAP BOOK 133 PAGE 3, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA

CURVE	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	172°38'31"	187.98	S 84°07'17" E	168.79
C-2	80°00'00"	125.66	S 56°56'45" E	113.27
C-3	182°54'01"	272.01	S 02°46'28" E	271.18
C-4	182°54'01"	272.01	N 06°08'27" E	267.98
C-5	172°38'31"	187.98	N 06°08'27" E	535.87

PLUD FOR  
RESUBDIVISION OF LOT 1,  
DAUPHIN WAY BAPTIST  
CHURCH SUBDIVISION  
BYRD SURVEYING, INC.

2609 HALLS MILL ROAD  
(251) 476-5010  
MOBILE, ALABAMA  
BYRD@BYRDSURVEYING.BIZ  
AUGUST 30, 2022

SCALE: 1" = 60'

1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.  
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.  
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UTILITY LINE UNLESS OTHERWISE NOTED.  
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPERTY UNLESS OTHERWISE NOTED.  
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.