



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 8, 2016

Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, AL 36606

**Re: 1804 & 1806 Toulmin Avenue and 2301, 2303, 2305, 2307, 2309 and
2311 St. Stephens Road**
(Northwest corner of Toulmin Avenue and St. Stephens Road extending to the
Southwest corner of St. Stephens Road and Seale Street).
Council District 1
SUB2016-00076
Sahori Subdivision
1 Lot / 1.1± Acre

Dear Applicant(s):

At its meeting on August 4, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) dedication sufficient to provide 25' from the centerline of Toulmin Avenue;
- 2) revision of the minimum building setback lines to reflect dedication;
- 3) revision of the plat to depict the lot size in square feet and acres;
- 4) revision of the lot size in square feet and acres to reflect dedication;
- 5) placement of a note on the Final Plat stating the lot is limited to two curb-cuts to St. Stephens Road, to be approved by ALDOT and Traffic Engineering; and one curb-cut each to Toulmin Avenue and Seal Street with the size, design and location be approved by Traffic Engineering and conform to AASHTO standards;
- 6) compliance with Engineering comments: *"FINAL PLAT 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. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. C. Label the ROW dedication to the City of Mobile. D. Provide flood zone information. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. 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. J. 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. K. 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. L. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. M. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.”;

- 7) **compliance with Traffic Engineering comments:** *“St Stephens Road (US Highway 45) is an ALDOT maintained roadway. The lot is limited to no more than two curb cuts to St Stephens Road, as approved by ALDOT and the City, and one curb cut each to Toulmin Avenue and Seale Street 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.”;*
- 8) **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
- 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).”*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

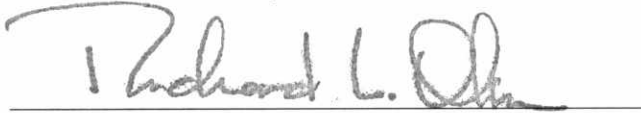
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: Sahori Properties, LLC
Peggy & Lonnie Lassiter