

SAHORI SUBDIVISION

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.

Traffic Engineering: 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.

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).

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 services 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, 1.1 ± acre subdivision located on the Northwest corner of Toulmin Avenue and St. Stephens Road extending to the Southwest corner of St. Stephens Road and Seal Street, and is located in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create one legal lot or record from 4 existing legal lots.

According to the recently adopted Map for Mobile Plan, the site is located within a Traditional Center. The intent of this Development Area includes:

- Compatible scale (commercial, mixed-use, residential) development
- More dense mixed-use development to include neighborhood services and retail under residential
- Buildings form a continuous street wall along primary streets in the center
- Parking hidden behind structures
- Auto, bicycle, transit and pedestrian traffic are accommodated

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 fronts Toulmin Avenue and Seale Street, both minor streets with curb-and gutter. The preliminary plat depicts Seal Street as having a 45' right-of-way with a note on the plat stating "Previously dedicated R/W" with an additional 5' displayed. The plat depicts Toulmin Avenue as has having a 45' right-of-way with a note stating "additional widening to be dedicated". Dedication to provide 25' as measured from centerline from Toulmin Avenue will be required. The site also has frontage on St. Stephens Road, a major street as illustrated on the Major Street Plan. Per the Major Street Plan, St. Stephens Road will utilize the existing right-of-way, thus no dedication is required.

The site is currently developed with a gas station and a vacant building which is illustrated as being removed. The site has 4 existing curb-cuts and what appears to be a large ribbon curb. If approved, a note should be placed on the Final Plat stating the proposed 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.

The lot size is not labeled in square feet and acres. If approved, revisions should be made to the Final Plat to depict the lot size in square feet and acres, to include dedication.

The 25' minimum building setback line is depicted on the plat. Any additional dedication required along Seale Street and Toulmin Avenue will also require revisions to the setback lines.

A corner radius in compliance with Section V.D.6. of the Subdivision Regulations is depicted on the preliminary plat with a note stating "additional widening to be dedicated". Changes due to dedication will require revision to the Final Plat.

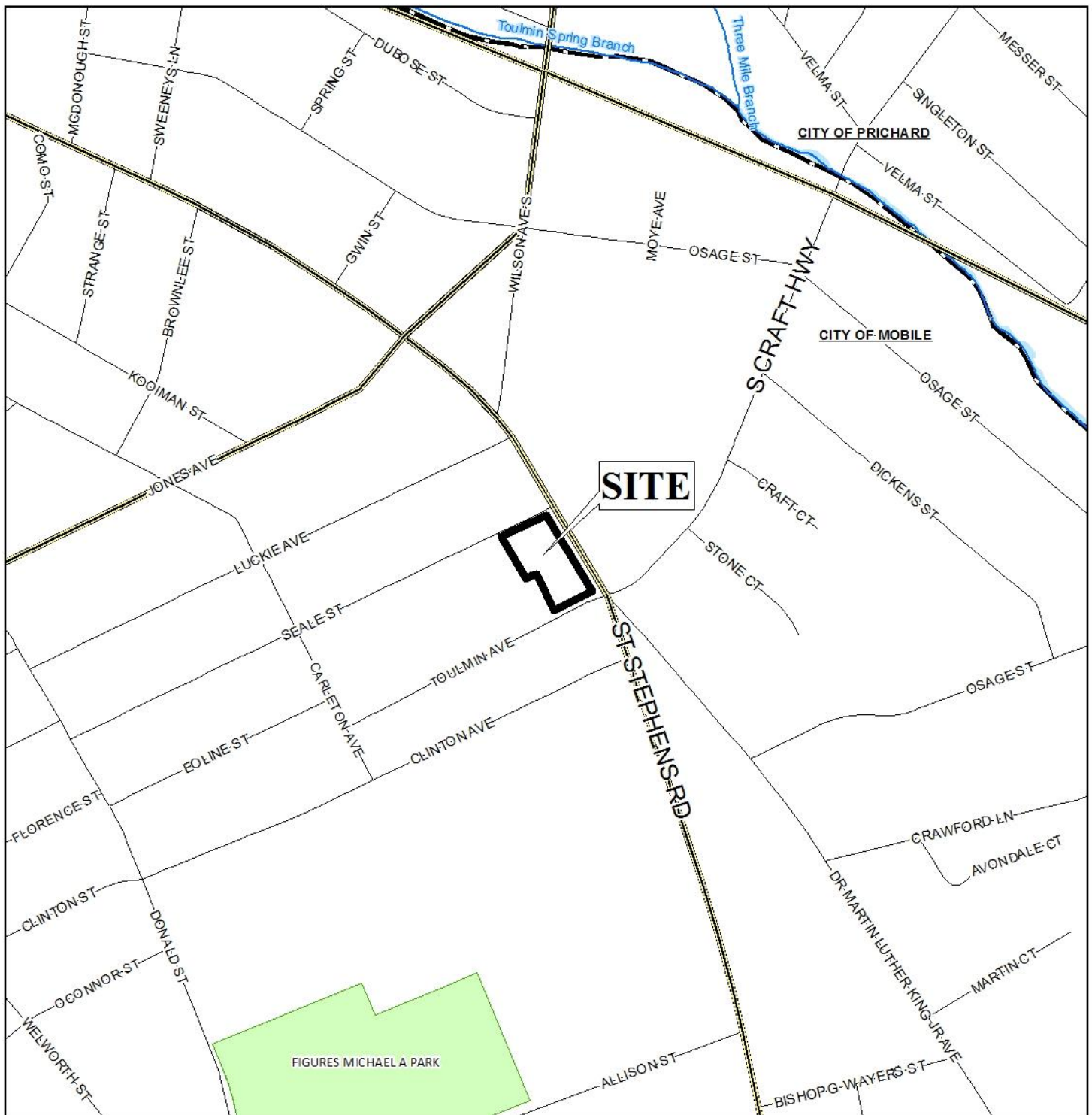
The plat is recommended for Tentative Approval subject to the following conditions:

- 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).*

LOCATOR MAP



APPLICATION NUMBER 10 DATE August 4, 2016

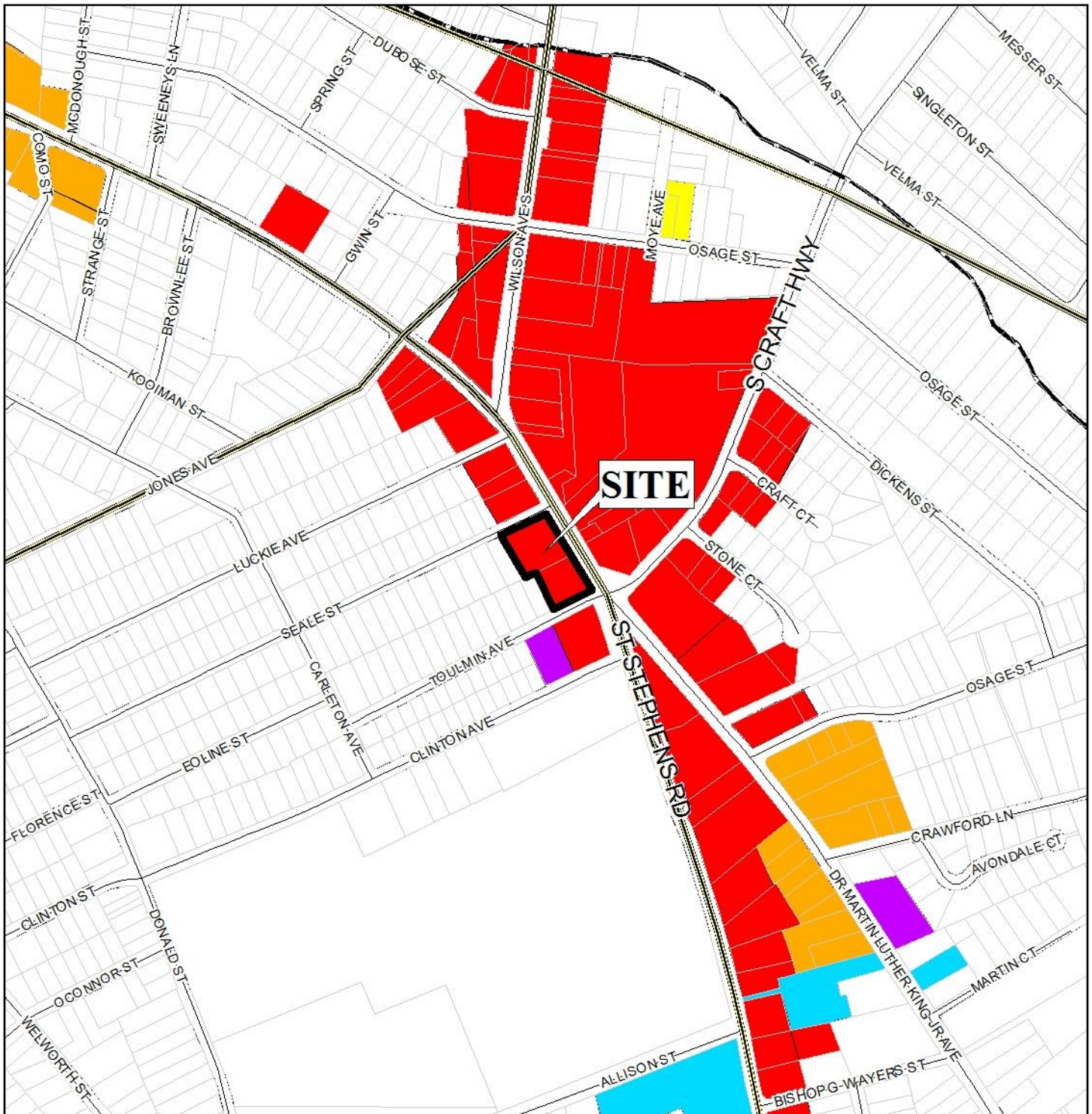
APPLICANT Sahori Subdivision

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 10 DATE August 1, 2016

APPLICANT Sahori Subdivision

REQUEST Subdivision



SAHORI SUBDIVISION



APPLICATION NUMBER 10 DATE August 4, 2016

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



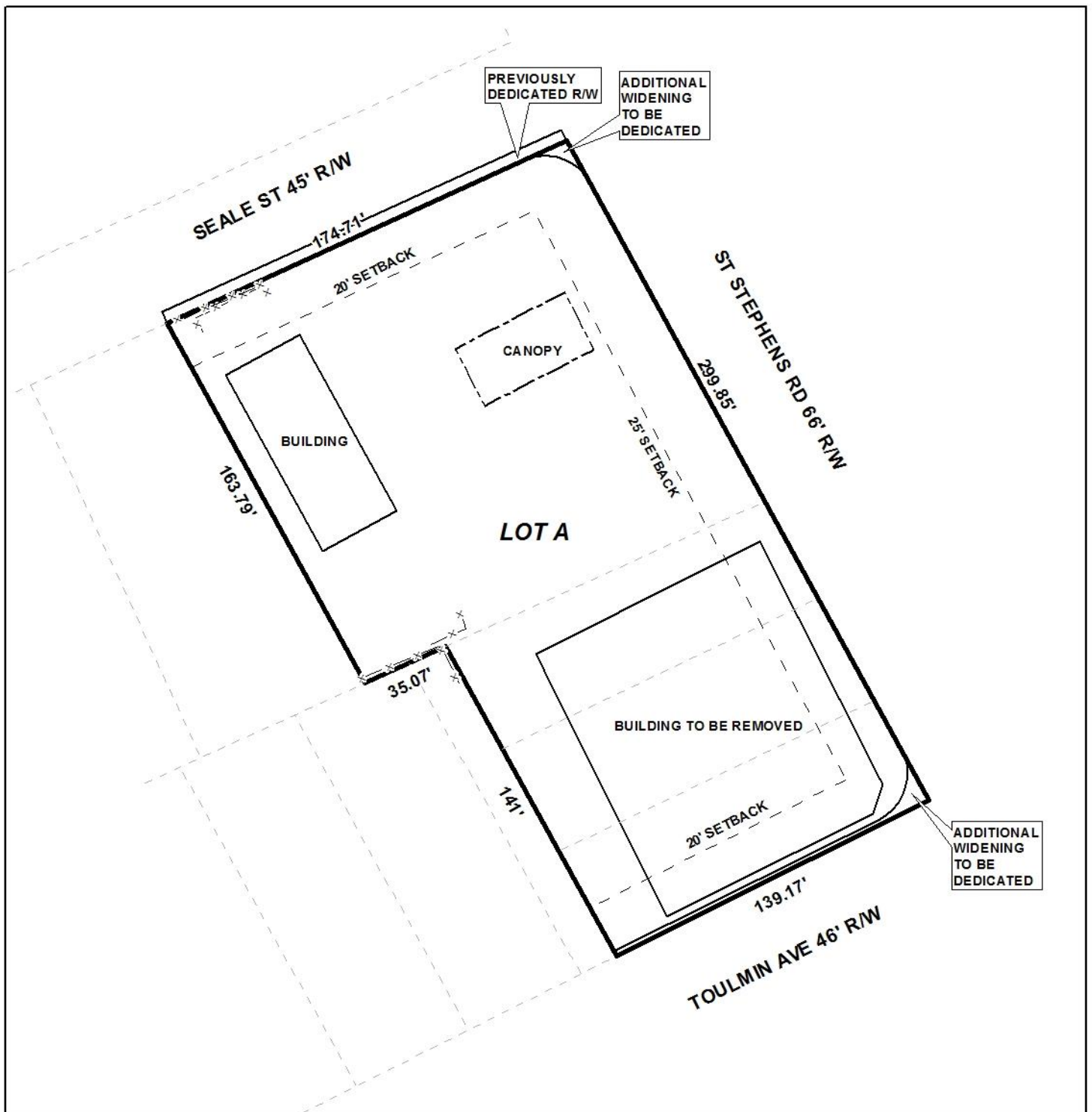
SAHORI SUBDIVISION



APPLICATION NUMBER 10 DATE August 4, 2016



DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE August 4, 2016

APPLICANT Sahori Subdivision

REQUEST Subdivision



NTS