



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 24, 2015

Miriam Fearn  
2307 N Riviera Dr.  
Mobile, AL 36605

**Re: 3500, 3506, 3518 and 3530 Riviere Du Chien Court**  
**(Northwest corner of Riviere Du Chien Court and Spanish Alley, extending to**  
**the East side of Halls Mill Creek).**  
Council District 4  
**Case #SUB2015-00017**  
**Brent Acres Subdivision**  
4 Lots / 4.0± Acres

Dear Applicant(s)/ Property Owner(s):

At its meeting on March 19, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the dedication on the Final Plat to provide 25' from the centerlines of Riviere du Chien Court and Spanish Alley;
- 2) retention on the Final Plat of the 25' corner radius dedication at the intersection of Riviere du Chien Court and Spanish Alley;
- 3) placement of a note on the Final Plat stating that the driveway number, size, location and design are to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) retention of the labeling of each lot with its size in acres and square feet, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) retention of the 25' minimum building setback line on each lot as measured from any frontage dedication;
- 6) subject to the Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. 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.* B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #89) the Lots will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, *Storm Water Management and Flood Control.* Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. C. 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. D. Check the written description of the amount of meander along Halls Mill Creek. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 7) subject to the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
  - 8) subject to the 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)]; and
  - 9) subject to the 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.)

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.

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](mailto: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**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.