



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 25, 2018

Edmund and Heather Dyas
3423 Riviere Du Chien Loop South
Mobile, AL 36693

Re: 3401 & 3423 Riviere Du Chien Loop South
(Southeast corner of Riviere Du Chien Loop South and Riviere Du Chien Loop West).
Council District 4
SUB-000537-2018
Riviere Du Chien Subdivision, Dyas Addition to

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

At its meeting on June 21, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) retention of the 25' minimum building setback line along all street frontages;
- 2) retention of the lot size labels on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the minimum building setback line from Dog River on the Final Plat;
- 4) placement of a note on the Final Plat stating that each lot is limited to one curb cut per street frontage with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) compliance with the Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Provide a different line weight for the boundary of the subdivision. The portion of subdivision boundary for LOT 1 looks different (lighter) than LOT 2. C. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. D. Show and label all flood zones. They are illegible on the print that was submitted. E. Show and label each and every Right-Of-Way and easement. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. 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. H. 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. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J.

Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.];

- 6) compliance with the Traffic Engineering comments: (Each lot is limited to one curb cut per street frontage with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 7) compliance with 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 2015-116 and City Code Chapters 57 and 64).]; and*
- 8) compliance with the 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).].*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.


Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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: 
Margaret Pappas
Deputy Director of Planning & Zoning

cc: Diane Dyas
Rowe Engineering & Surveying, Inc.