



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 11, 2017

Edmund & Heather Dyas  
3423 Riviere du Chien Loop South  
Mobile, AL 36693

**Re: 3520 Spanish Alley**  
(North terminus of Spanish Alley, 260'± North of Riviere Du Chien Court).  
Council District 4  
**SUB-000204-2017**  
**Sunset Creek Subdivision**

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

At its meeting on September 7, 2017, the Planning Commission considered the above referenced subdivision application.

**After discussion and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:**

- 1) Retention of the lot sizes in square feet and acres on the Final Plat, or the provision of a table on the Final Plat providing the same information;
- 2) Retention of the 25' minimum building setback line along all frontages;
- 3) Placement of a note on the Final Plat stating each lot is limited to one curb cut to Spanish Alley, and Lot 3 is limited to one curb cut to Riviere Du Chien Road, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Placement of a note on the Final Plat stating no structures will be constructed in any easement;
- 5) Compliance with 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) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper process. C) National***

*Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. D) 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. E) Show and label all flood zones. F) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G) Provide and label the monument set or found at each subdivision corner. 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) Add a note to the plat stating that all easements shall remain in effect until properly vacated through the City of Mobile Vacation process. M) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. N) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*

- 6) Compliance with Traffic Engineering comments: (Site is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 7) 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).);
- 8) Compliance with 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).);
- 9) Completion of the subdivision process prior to any requests for new construction or land disturbance activity; and,
- 10) Compliance with all other municipal codes and ordinances.

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.

It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department 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).

**Sunset Creek Subdivision**  
**September 11, 2017**

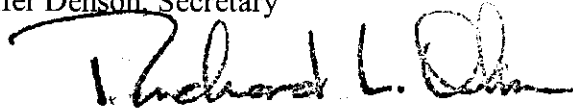
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:

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

Richard Olsen

Deputy Director of Planning & Zoning

cc: Rowe Engineering & Surveying, Inc.