

## **DYAS SUBDIVISION, RESUBDIVISION OF AND ADDITION TO LOTS 1-6**

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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).

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 2 lot, 17.0 ± acres subdivision which is located on the Southeast corner of Riviere du Chien Loop West and Riviere du Chien Loop South, extending Eastward to Dog River and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision from six lots.

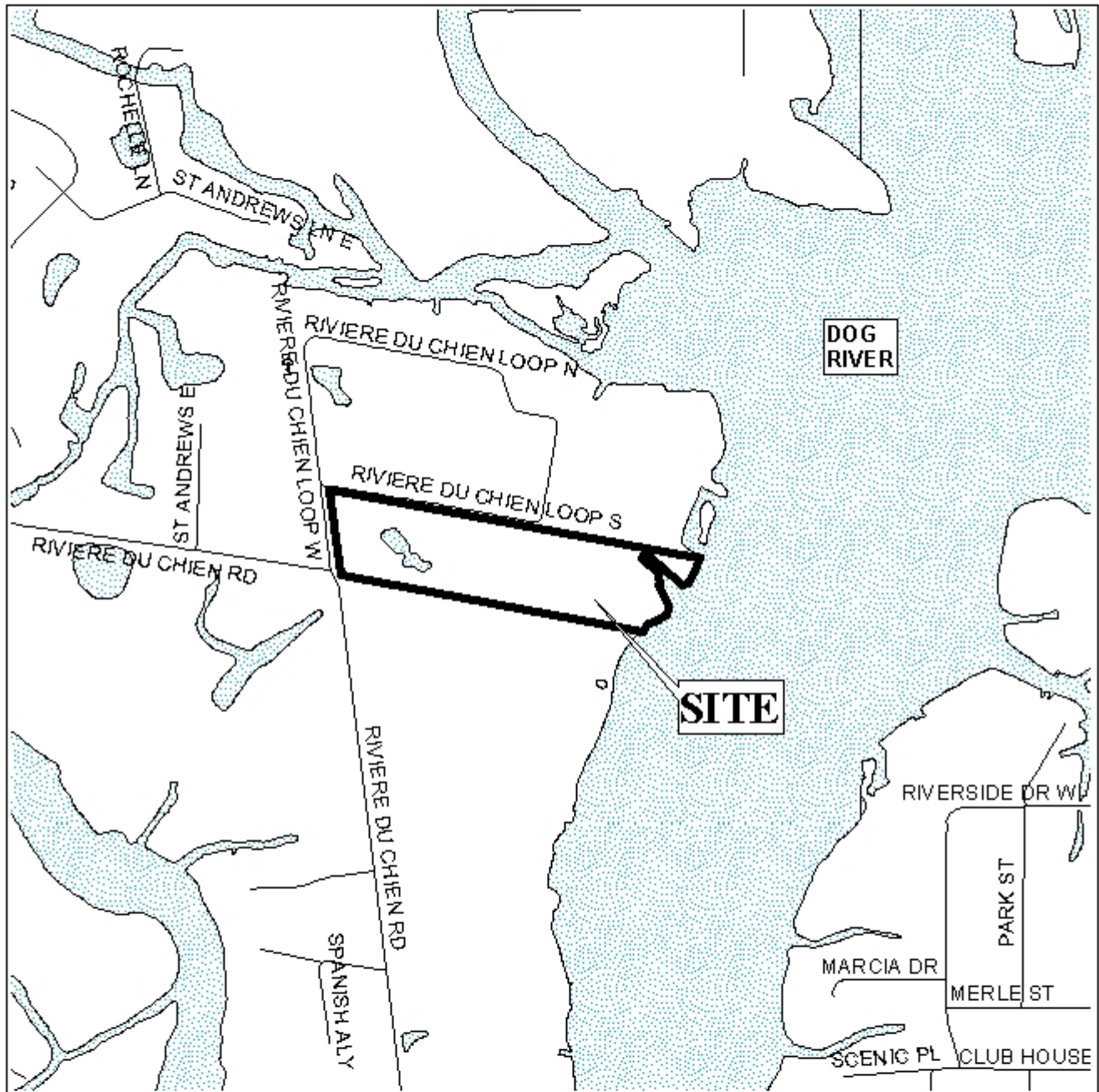
The site contains a pond and is adjacent to Dog River and as such the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

Moreover, combining these unusual configurations into two lots will further eliminate the obvious of having flag-shaped lots located on the site.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 2) the placement of the 25-foot minimum setback lines on the final plat.

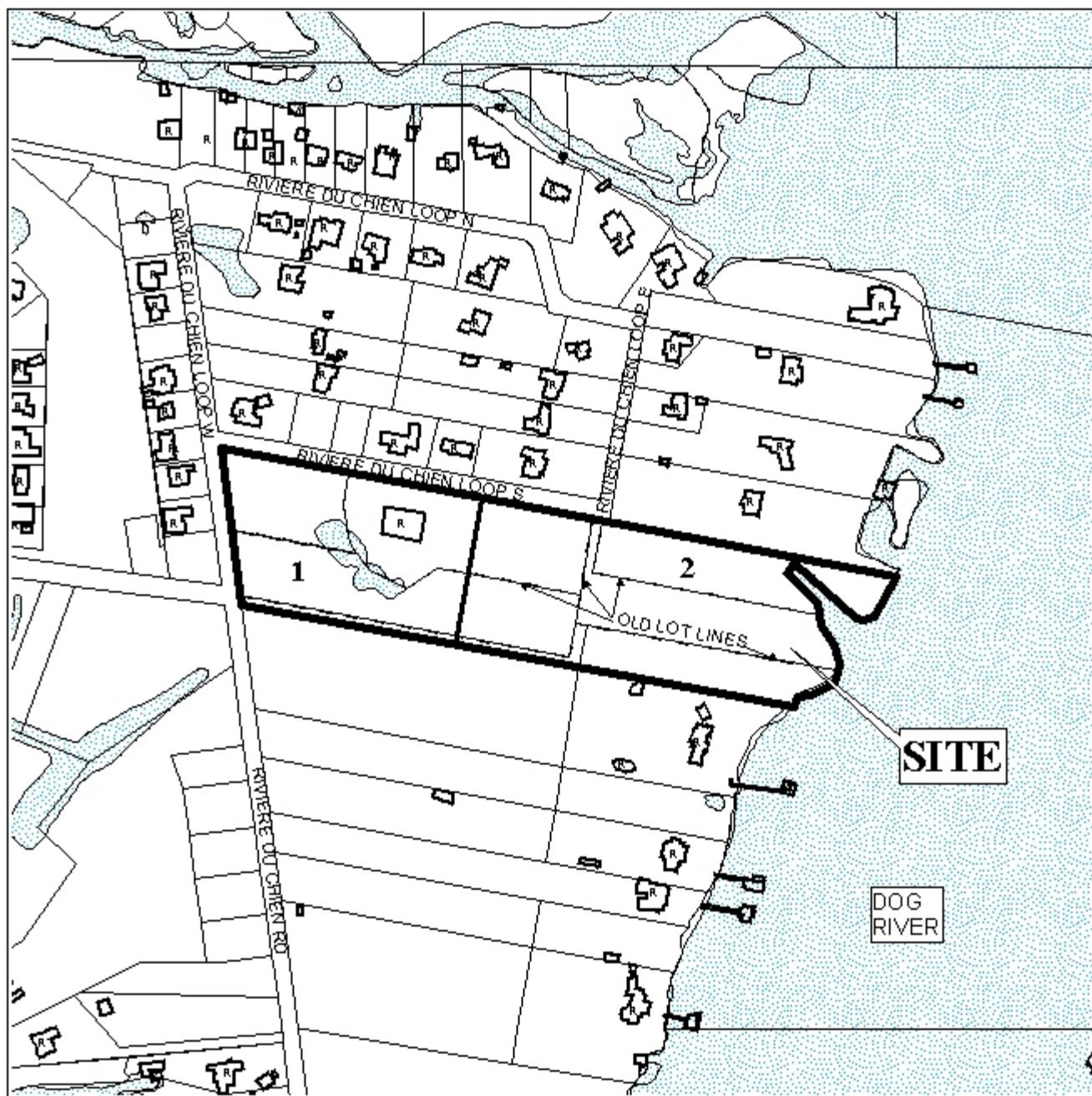
## LOCATOR MAP



APPLICATION NUMBER 4 DATE November 17, 2005  
APPLICANT Dyas Subdivision, Resub of and Addition to Lots 1-6  
REQUEST Subdivision



# DYAS SUBDIVISION, RESUBDIVISION OF AND ADDITION TO LOTS 1-6



APPLICATION NUMBER 4 DATE November 17, 2005

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	L-1	L-2
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