

## **RIVIERE DU CHIEN SUBDIVISION,** **DYAS ADDITION TO**

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.

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.

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-Rescue 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).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 2-lot, 17.4± acre subdivision which is located at the Southeast corner of Riviere Du Chien Loop South and Riviere Du Chien Loop West within Council District 4. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create two (2) legal lots of record by the shifting of the common internal property line between two existing legal lots of record.

The site has been given a Low Density Residential (LDR) land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many case the designation of the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and the City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The site was the subject of a 6-lot subdivision (Dyas Subdivision) approved by the Commission in November, 2002. In November, 2005, the site was re-subdivided into the two existing lots via Dyas Subdivision, Resubdivision of and Addition to Lots 1 – 6. The applicant now proposes to shift the common internal property line between the two lots approximately 90' to the East, thereby increasing the area of Lot 1 and decreasing the area of Lot 2. Both proposed lots meet the minimum size requirements of the Subdivision Regulations.

Lot 1 has frontage along Riviere Du Chien Loop West and Riviere Du Chien Loop South, and Lot 2 has frontage along Riviere Du Chien Loop South, all with compliant 50' rights-of-way;

therefore, no dedication would be required. A 25' corner radius exists at the intersection of Riviere Du Chien Loop West and Riviere Du Chien Loop South.

As on the preliminary plat, the 25' minimum building setback line along all street frontages should be retained on the Final Plat. And as on the preliminary plat, the lot size labels in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

As a means of access management, as per the Traffic Engineering comments, a note should be placed 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.

As on the two previously-recorded plats for the site, there is a recorded building setback line from Dog River. This should also be retained on the Final Plat. No easements appear on recorded plats or the preliminary plat.

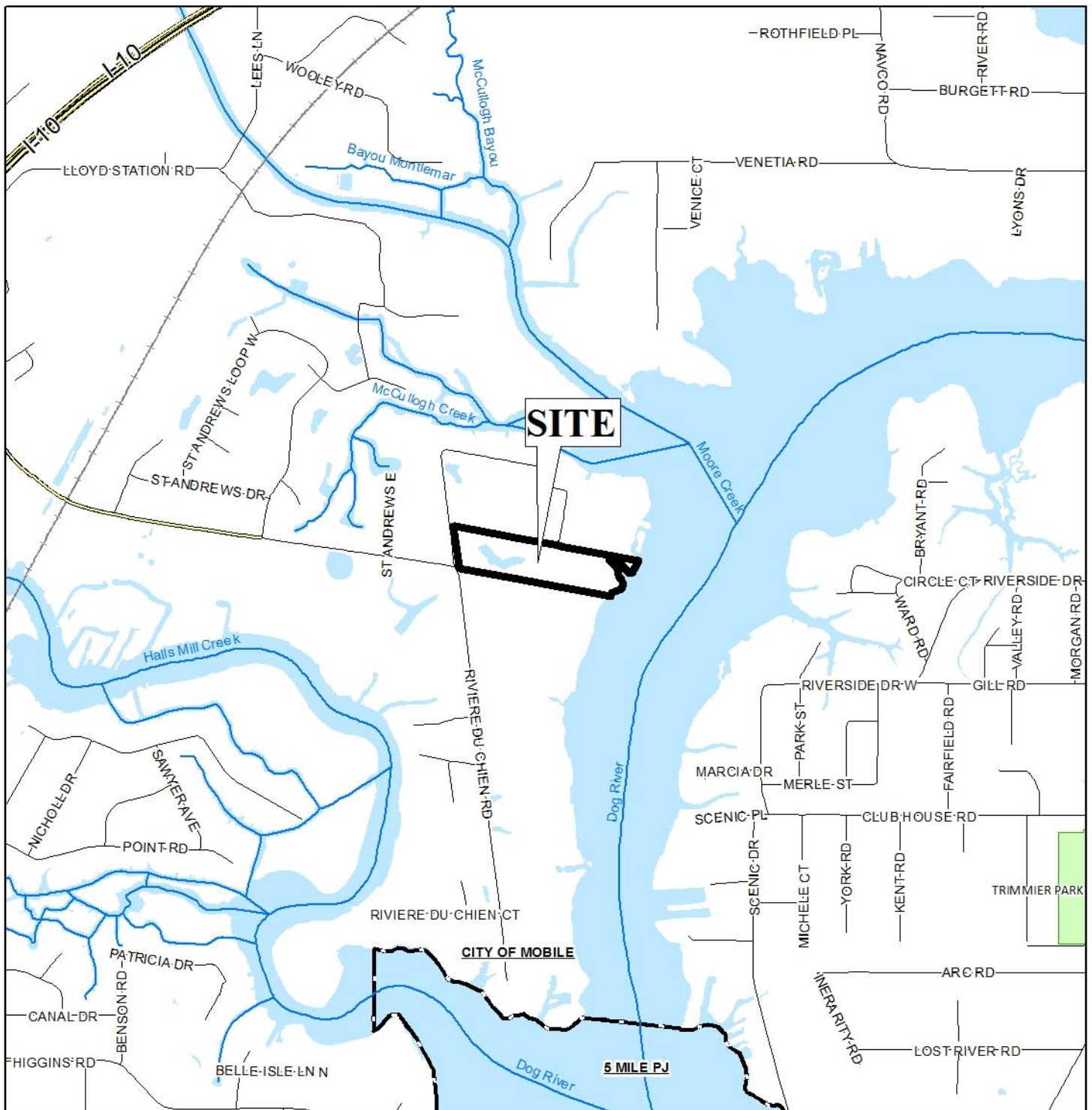
Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 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).].*

## LOCATOR MAP



APPLICATION NUMBER 8 DATE June 21, 2018

APPLICANT Riviere Du Chien Subdivision, Dyas Addition to

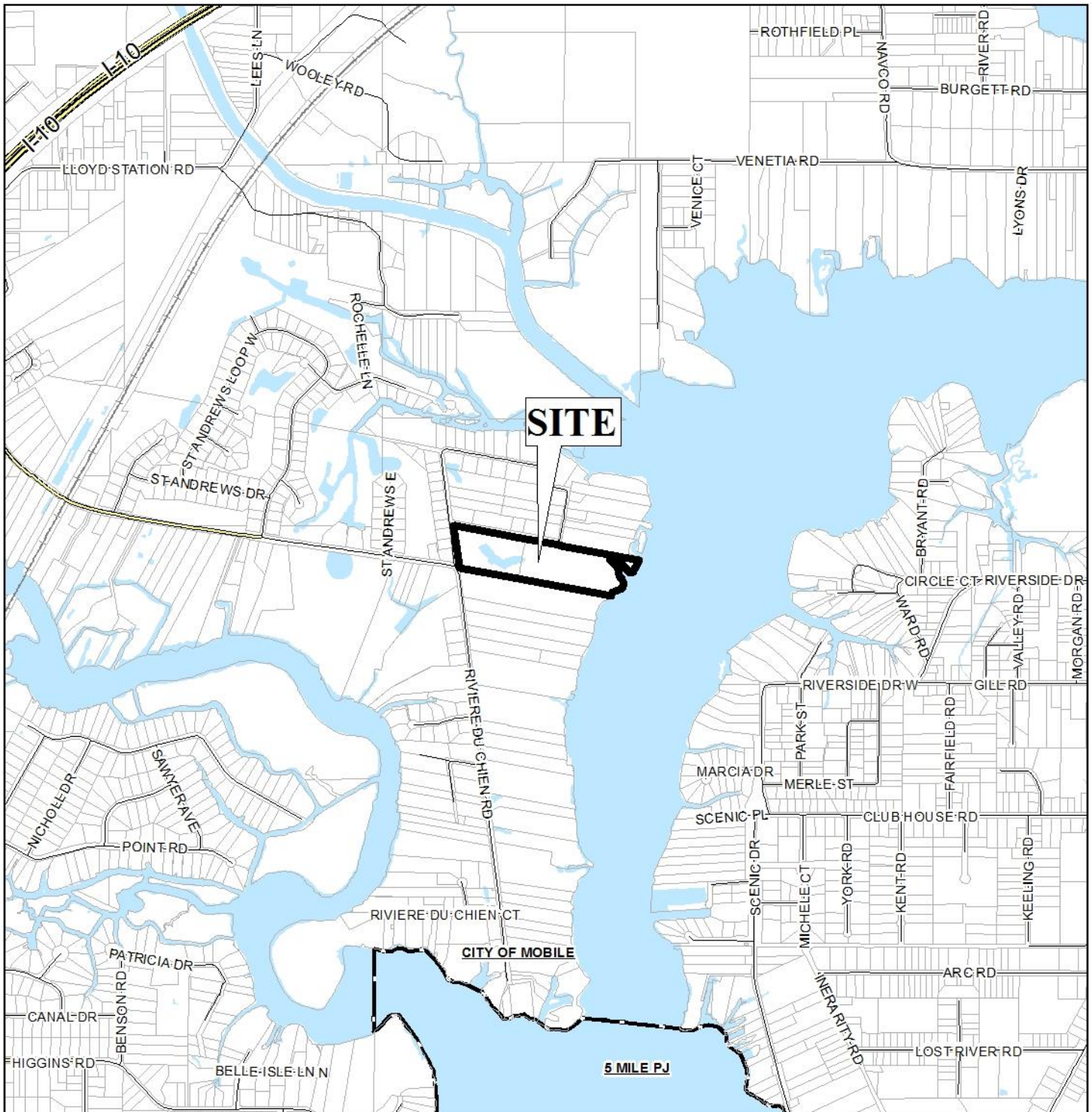
REQUEST \_\_\_\_\_ Subdivision \_\_\_\_\_



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# LOCATOR ZONING MAP



APPLICATION NUMBER 8 DATE June 21, 2018

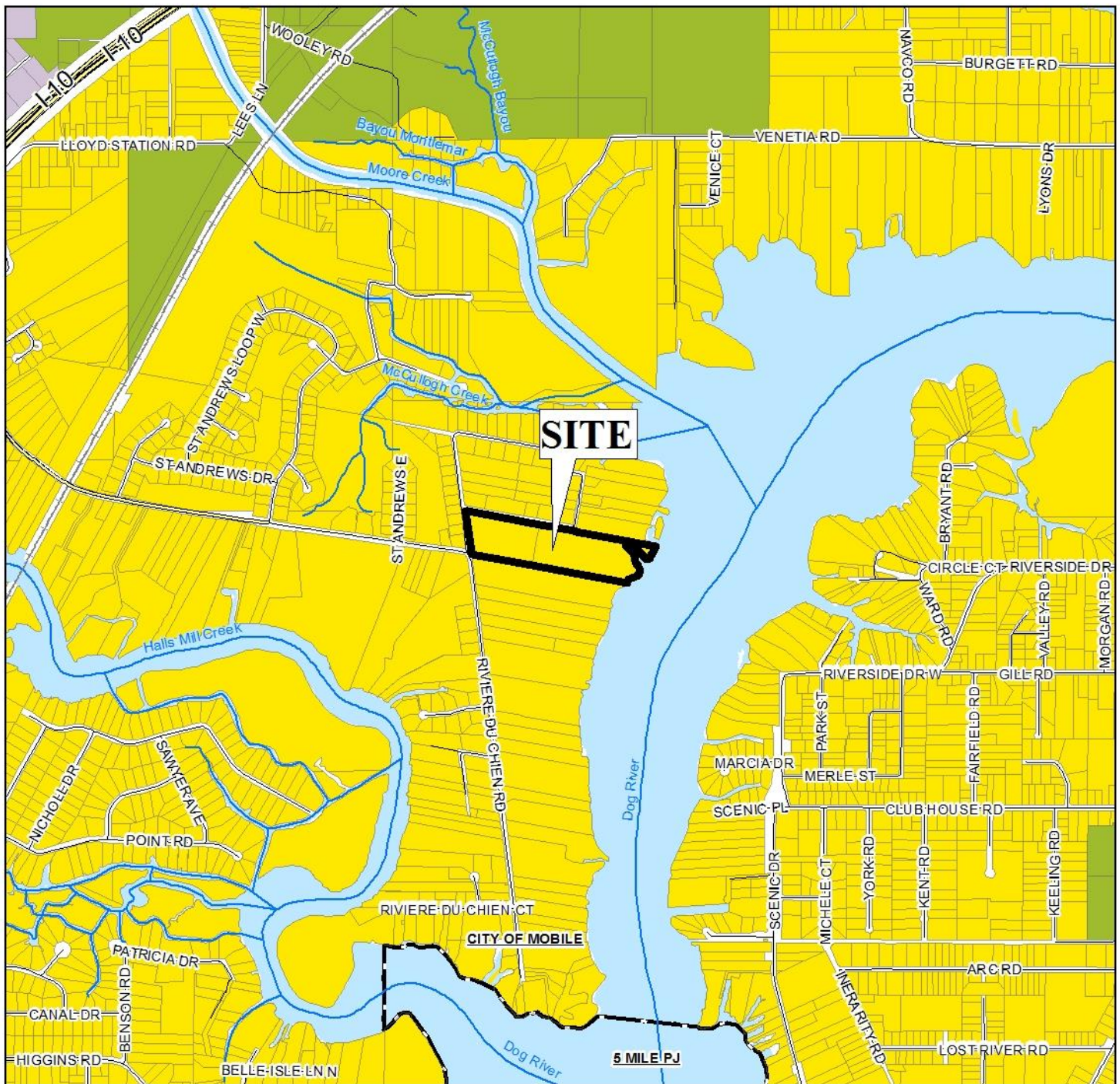
APPLICANT Riviere Du Chien Subdivision, Dyas Addition to

REQUEST Subdivision





# FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE June 21, 2018

APPLICANT Riviere Du Chien Subdivision, Dyas Addition to

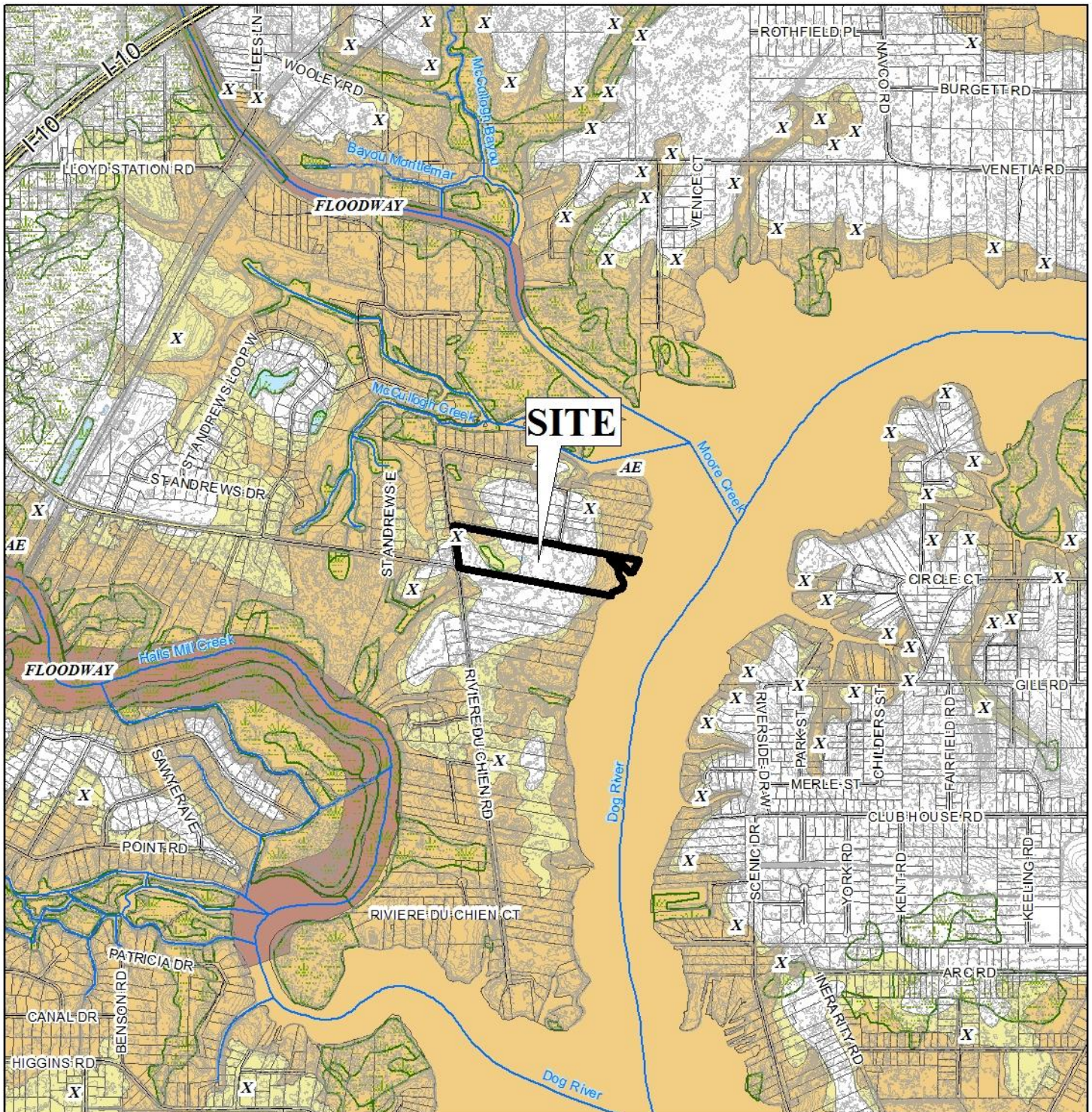
REQUEST Subdivision

|                           |                                   |                     |                    |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential   | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban    | Light Industry      | Water Dependent    |
| Downtown                  | Traditional Corridor              | Heavy Industry      |                    |
| District Center           | Mixed Commercial Corridor         | Institutional       |                    |





# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 8 DATE June 21, 2018

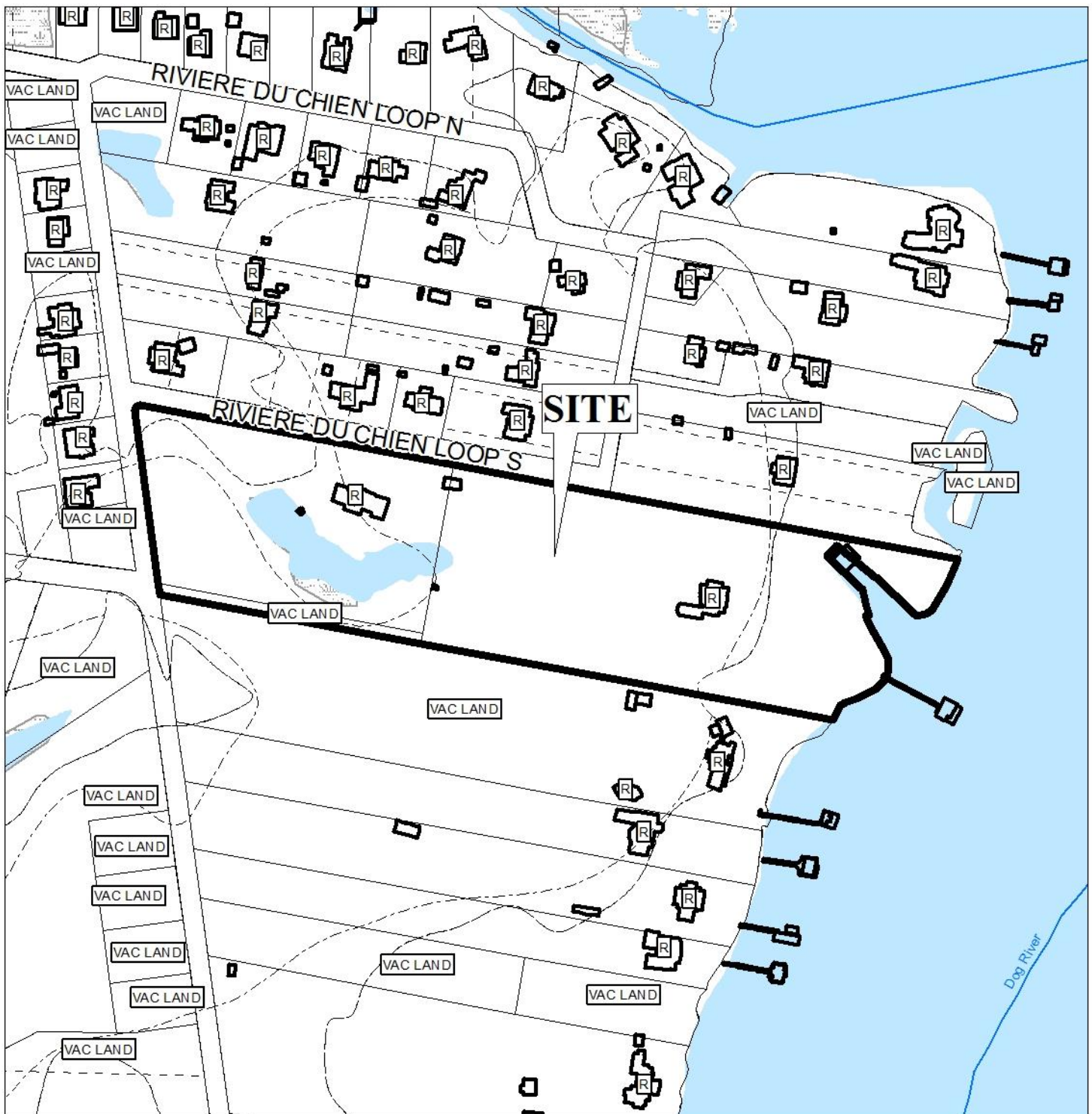
APPLICANT Riviere Du Chien Subdivision, Dyas Addition to

REQUEST Subdivision





# RIVIERE DU CHIEN SUBDIVISION, DYAS ADDITION TO



APPLICATION NUMBER 8 DATE June 21, 2018

|     |     |      |     |     |      |       |      |
|-----|-----|------|-----|-----|------|-------|------|
| 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   |





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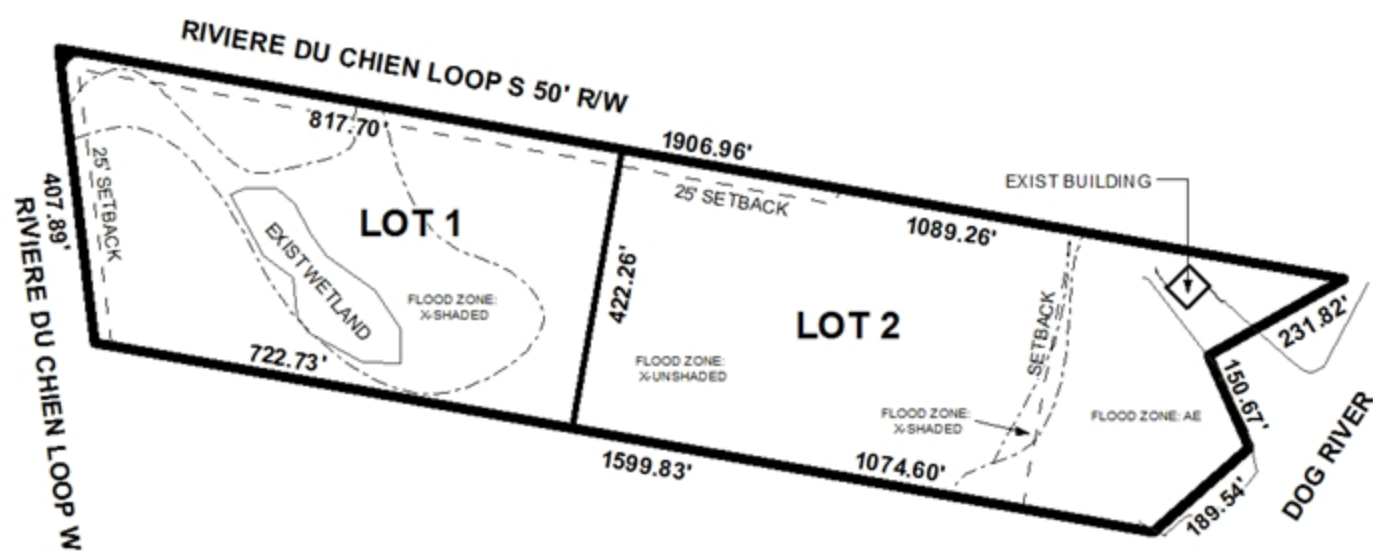


APPLICATION NUMBER 8 DATE June 21, 2018





# DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE June 21, 2018

APPLICANT Riviere Du Chien Subdivision, Dyas Addition to

REQUEST Subdivision



