

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 16, 2007

John M. Nipper
2201 River Forest Road
Mobile, AL 36605

Re: Case #SUB2007-00042
River Forest Subdivision, Resubdivision of Lot 35
2201 River Forest Road
(South side of River Forest Road, 8/10 mile± East of Alba Club Road).
2 Lots / 1.7± Acres

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

At its meeting on March 15, 2007, the Planning Commission waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the plat stating that each lot is limited to one curb-cut each onto River Forest Road, with the size, design and location to be approved by Traffic Engineering, and comply with AASHTO standards;**
- 2) **labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 3) **placement of a note on the plat stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;**
- 4) **compliance with Engineering comments (*Show minimum finished floor elevation for any buildings or structures and/or slabs, on which, mechanical and electrical equipment will be installed. The storm water ordinance does not allow water to be concentrated onto an adjacent property without a hold harmless agreement. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*); and**
- 5) **full 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 Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

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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 travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.