

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 19, 2009

Larry & Cendra Lartigue  
3869 Riviere Du Chien Road  
Mobile, Alabama 36693

**Re: Case #SUB2009-00085**

**Lartigue's Landing Subdivision, Resubdivision of Lots 2 & 3**

South side of Riviere Du Chien Road, 250'± East of the Louisville and Nashville Railroad.

2 Lots / 4.2± Acres

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

At its meeting on June 18, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that both lots shall share a common curb cut to Riviere du Chien Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **addition of a signature block to the final plat for the City Traffic Engineer to sign;**
- 3) **illustration of the 25 foot minimum building setback line along Riviere du Chien Road for Lot A, and a 50 foot minimum building setback line for Lot B, as measured from the South line of Lot A;**
- 4) **revision of the plat to label each lot with its size in both square feet and acres, or the provision of a table on the plat furnishing the same information;**
- 5) **placement of a note on the final plat stating that there shall be no future resubdivision to create additional lots unless a City standard street is to be dedicated and constructed to provide access;**
- 6) **placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 7) **subject to the Engineering Comments: *(Show Minimum FFE on each lot shown on plat. Fill is not allowed without providing compensation or completing a flood study. Work in wetlands must have approval from Corps of Engineers. 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).***

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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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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](mailto: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: Rowe Surveying & Engineering Co., Inc.