

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 8, 2007

RTS Development, Inc.  
Attn: Russell T. Steiner  
P.O. Box 1169  
Theodore, AL 36590

**Re: Case #SUB2007-00115**  
**Petersen Pointe Subdivision**  
3709 Riviere Du Chien Road  
(East side of the South terminus of Riviere Du Chien Road).  
3 Lots / 2.2± Acres

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

At its meeting on June 7, 2007, the Planning Commission waived Section V.D.3. (width to depth ratio) and approved the above referenced subdivision subject to the following conditions:

- 1) the size, location, and design of the common driveway (and any for individual lots) be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) the removal in the legal description of any reference to the 20' joint driveway currently shared with the adjacent property to the North, and the removal of any depiction of the easement on the final plat; and**
- 3) subject to the Engineering Comments (Show the minimum finished floor elevation, on each lot touched by 100 or 500-year flood plain. No fill allowed in the flood plain without a flood study. Provide adequate drainage easement, if necessary. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the 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.**

**Also, please label each lot with its size in square feet.**

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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 year, or the Tentative Approval will expire.

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](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: Byrd Surveying, Inc.  
Anna M. Petersen