

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 5, 2008

Robin Roberts
6060 Riverchase Drive South
Mobile, AL 36619

Re: Case #SUB2008-00180
Riverchase Estates Subdivision, Resubdivision and Addition to Lots 17-21
6030, 6060 and 6070 Riverchase Drive South
(West side of Rabbit Creek Drive, 3/10 mile± South of Rangeline Service Road).
6 Lots / 54.4± Acres

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

At its meeting on September 4, 2008, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 30-feet of right-of-way from the centerline of Rabbit Creek Drive;
- 2) placement of a note on the Final Plat stating that Lots 17, 18, 19, 20, 21A and 21B are limited to one curb, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) the placement of a note on the Final Plat stating that Lot 21B and Lots 17A through 20A are denied access to Rabbit Creek Drive;
- 4) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna;
- 5) labeling of each lot with its size in both square feet and acreage, or the furnishing of a table on the final plat providing the same information; and
- 6) the provision that all of Lot 21A is located within the City of Mobile jurisdiction prior to the signing of the Final Plat.

Riverchase Estates Subdivision, Resubdivision and Addition to Lots 17-21
September 5, 2008
Page 2

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 (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.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.
Miami Holdings LLC
Robin & Valerie Roberts
Daniel & Linda Vanderley
McGowin Properties, Ltd.