

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 17, 2009

Kimberly R. Trest  
3614 Riviere Du Chien Road  
Mobile, AL 36693

**Re: Case #SUB2009-00104**  
**Riverview Subdivision, Resubdivision of Lots 6-9 Block 1**  
3614 Riviere Du Chien Road  
(West side of Riviere Du Chien Road, 250'± South of Riviere Du Chien Court).  
2 Lots / 0.5± Acre

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

At its meeting on July 16, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **submission of documentation to verify vacation of the unopened public right-of-way along the rear portion of current Lot 6, Block 1, Riverview Subdivision, or submission of evidence of a City mapping error, prior to signing the final plat;**
- 2) **placement of a note on the Final Plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **illustration of the 25' minimum building setback line along Riviere du Chien Road;**
- 4) **labeling of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **placement of a note on the Final Plat stating that the approval of all applicable Federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;**
- 6) **placement of a note on the Final Plat stating that development of this 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 the Final Plat. Fill is not allowed without City of Mobile Engineering Department approval, which at a minimum requires providing compensation or completing a flood study. Wetland locations must be shown on plat. Any work in wetlands must be permitted through the Corps of Engineers and copies of permits must be provided the City prior to obtaining Land Disturbance Permits. 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).**

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: Polysurveying Engineering – Land Surveying