

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 8, 2006

Les and Laura Greer
3521 Riviere du Chien Ct.
Mobile, AL 36693

Re: Case #SUB2006-00277
Greer and Steiner Subdivision
3509, 3511, and 3515 Riviere du Chien Court
(South side of Riviere du Chien Court, 125'± West of Riviere du Chien Road).
5 Lots / 7.6± Acres

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

At its meeting on December 7, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of right-of-way sufficient to provide 30-feet, as measured from the centerline of Riviere du Chien Court;**
- 2) depiction of the 25-foot minimum building setback line to reflect the dedication;**
- 3) placement of a note on the plat stating that each lot is limited to one curb-cut onto Riviere du Chien Court, with the size, design and location to be approved by Traffic Engineering, and comply with AASHTO standards;**
- 4) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 5) provision of evidence of demolition permits for accessory structures on lots that do not contain a primary residence prior to the signing of the final plat;**
- 6) 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;**
- 7) compliance with Engineering comments (*The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. If wetlands are present, no fill allowed without a Corps of Engineers permit. Show Minimum Finished Floor Elevation on each lot on the plat. The base flood elevation should be at*)**

10' in the AE zone at this location. 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

8) 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.

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: Gregory C. Spies, Esq. Surveyor
Russell and Lanita Steiner
Mark Estes

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 8, 2006

Mark Estes
106 Royal Lane
Fairhope, AL 36532

Re: Case #SUB2006-00277
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- 1) **dedication of right-of-way sufficient to provide 30-feet, as measured from the centerline of Riviere du Chien Court;**
- 2) **depiction of the 25-foot minimum building setback line to reflect the dedication;**
- 3) **placement of a note on the plat stating that each lot is limited to one curb-cut onto Riviere du Chien Court, with the size, design and location to be approved by Traffic Engineering, and comply with AASHTO standards;**
- 4) **labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 5) **provision of evidence of demolition permits for accessory structures on lots that do not contain a primary residence prior to the signing of the final plat;**
- 6) **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;**
- 7) **compliance with Engineering comments (*The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. If wetlands are present, no fill allowed without a Corps of Engineers permit. Show Minimum Finished Floor Elevation on each lot on the plat. The base flood elevation should be at*)**

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