

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 21, 2006

Avalisha Fisher
Driven Engineering, Inc.
8505 Crary Av.
Semmes, AL 36575

Re: Case #SUB2006-00145
Riverview Oaks Subdivision, Unit 2 & Unit 3
East side of Old Rangeline Road, 190'± North of Riverview Pointe Drive.
35 Lots / 39.5± Acres

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

At its meeting on July 20, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that lots 1, 4, 5 and common areas are denied direct access to Old Rangeline Road;**
- 2) **verification by the applicant that all lots provide a minimum buildable area of 7,200 square feet, exclusive of wetlands and floodways;**
- 3) **labeling of all common areas and detention common areas as such, and placement of a note on the final plat stating that common areas and detention common areas are to be maintained by the property owners association;**
- 4) **depiction of the 25-foot minimum building setback line along Old Rangeline Road;**
- 5) **correction of the written legal description;**
- 6) **approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits or land disturbance activities;**
- 7) **any significant change in the road layout due to attempts to protect trees will require Planning Commission approval, otherwise minor changes may be approved by staff; and**
- 8) **placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.**

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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.

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: Driven Engineering, Inc.
James R. & Eileen R. Fincher