

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 5, 2007

Riverwood LLC
5675 Rabbit Creek Drive
Theodore, AL 36582

Re: Case #SUB2007-00208
Riverwood Cove Subdivision
5620 Gulf Creek Circle
(North side of Gulf Creek Circle [North], 485'± West of Rabbit Creek Drive).
1 Lot / 1.0± Acre

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

At its meeting on October 4, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one curb cut, with size, location and design to be approved by the County Engineering Department;**
- 2) placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;**
- 3) Placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and**
- 4) approval of federal, state and local agencies, as necessary due to wetlands, prior to the issuance of any permits.**

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.

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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: Austin Engineering Co., Inc.