

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 4, 2004

Riverwood, LLC
Attention: Ron Johnson and Steve Mack
P. O. Box 565
Theodore, AL 36582

Re: Case #SUB204-00093

Riverwood Subdivision

East side of Rabbit Creek Drive, 330'± West of Dog River Road, adjacent to the
West side of Mandrell's Addition to Hollingers Island Subdivision.
187 Lots / 82.7± Acres

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

At its meeting on June 3, 2004, the Planning Commission approved a 187-lot subdivision at the above referenced location subject to the following conditions:

- (1) the provision of traffic calming devices, exact number, location and design to be approved by County Engineering;
- (2) all unidentified areas and areas for "public" use be identified as Common Area;
- (3) placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners association;
- (4) placement of a note on the final plat stating that there shall be no curb cuts to Rabbit Creek Drive; and
- (5) placement of a note on the final plat stating that buffers in compliance with Section V.A.7 should be provided if any lots are developed commercially and abut residentially developed properties.

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.

Riverwood, LLC

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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 henley@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Victor McSwain, Secretary

By: _____
Richard Olsen, Planner II

cc: Reid, Still & Associates, Inc.
Range Line Land Company