

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 17, 2005

Stephen J. Mack  
3827 Ryan Court  
Theodore, AL 36582

**Re: Case #SUB2005-00125**

**Riverwood Subdivision, Phase Two**

East side of Rabbit Creek Drive, 250'± North of the East terminus of Gulf Creek Court, extending to the East side of Rabbit Creek Drive, 320'± South of Old Rangeline Road.

16 Lots / 11.1± Acres

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

At its meeting on June 16, 2005, the Planning Commission waived Sections V.D.1. and V.D.3., of the Subdivision Regulations, and approved the above referenced subdivision subject to the following conditions:

- (1) placement of a note on the Final Plat stating that the lots are limited to a combined total of 8 curb-cuts, with curb-cut size, location and design to be approved by County Engineering;
- (2) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits;
- (3) depiction of the 25-foot minimum building setback line; and
- (4) 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.

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 [henley@cityofmobile.org](mailto: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: /s/ Richard Olsen, Deputy Director of Planning

cc: Ben F. Fussell Surveying  
Riverwood, L.L.C.