

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 4, 2008

Creekwood, LLC  
P.O. Box 16124  
Mobile, AL 36616

**Re: Case #SUB2007-00317**  
**Creekwood Subdivision, Unit III**  
South terminus of Ridgeline Drive.  
26 Lots / 36.0 ± Acres

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

At its meeting on January 3, 2008, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until February 7, with revisions due by January 18, to address the following:

- 1) **revision of the plat and legal description to remove Parcel #R023303062000003.001, which is a part of the approved Cypress Cove Subdivision;**
- 2) **revision of the cu-de-sac at the South terminus of Ridgeline Drive to be 140' diameter as per the 2003 International Fire Code Standards;**
- 3) **revision of the plat to include a turnaround at the South terminus of the street stub off the East side of Ridgeline Drive, to be approved by Mobile Fire-Rescue Department;**
- 4) **revision of the plat to afford street access to the two land-locked parcels (R023303061000004 and R023303061000004.01) on the East side of the area proposed to be developed;**
- 5) **provision of access from Ridgeline Drive to the "common area" South of the area proposed to be developed;**
- 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) **provision of a flood study, if deemed appropriate for compliance with FEMA regulations;**
- 8) **placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**

- 9) provision of a certification letter from a licensed engineer to the Planning Section of urban Development, certifying that stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat;
- 10) labeling of all common areas, including any detention basins, and placement of a note on the final plat stating that maintenance of the common areas is the responsibility of the subdivision's property owners;
- 11) depiction of the 25' minimum building setback line;
- 12) labeling of each lot with its size in square feet, or the provision of a table depicting the same information;
- 13) verification that sufficient buildable area shall be provided for each lot (particularly lots 18 through 22); and
- 14) 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.

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: Rester and Colman Engineers, Inc.