

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 8, 2005

Stephen J. Mack
3827 Ryan Court
Theodore, AL 36582

Re: Case #SUB2005-00042

Riverwood Subdivision, Phase One

East side of Rabbit Creek Drive at the East termini of Gulf Creek Circle, Gulf Creek Court, and Schwartz Lane.

28 Lots / 14.1± Acres

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

At its meeting on April 7, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) submission of documentation to illustrate that lots 48-58 provide a minimum area of 7,200 sq.ft. exclusive of wetlands;
- (2) placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners;
- (3) placement of a note on the final plat stating that there shall be no curb cuts to Rabbit Creek Drive;
- (4) placement of a note on the final plat stating that buffers in compliance with Section V.A. 7 shall be provided; and
- (5) developer to obtain approvals for all applicable federal, state and local agencies 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.

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.

Stephen J. Mack (Case #SUB2005-00042)

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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, Planner II

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