

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 8, 2006

Creekwood, LLC
Attn: William M. Lyon
P.O. Box 16124
Mobile, AL 36616

Re: Case #SUB2006-00272
Creekwood Subdivision, Unit III
South terminus of Ridgeline Drive.
27 Lots / 36.0± Acres

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

At its meeting on December 7, 2006, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until January 4, 2007 meeting with revisions due by December 12, 2006, to address the following:

- 1) sale of the remainder of parcel R023303062000001. (West side of Second Creek) without the appropriate subdivision process;**
- 2) provision of access to the “future development” areas;**
- 3) provision of access to adjacent land-locked parcels;**
- 4) 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;**
- 5) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the 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;**
- 6) labeling 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;**
- 7) depiction of the 25-foot minimum building setback line;**
- 8) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information;**
- 9) verification that sufficient buildable area shall be provided for each lot**

Creekwood Subdivision, Unit III
December 8, 2006
Page 2

(particularly lots 19 through 22); and
10) 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 Coleman Engineers, Inc.