

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 16, 2005

Riverwood Properties, LLC  
5675 Rabbit Creek Drive  
Theodore, AL 36582

**Re: Case #SUB2005-00183**

**Riverwood Estates Subdivision, Phase Three**

East side of Rabbit Creek Drive at the East terminus of Gulf Creek Circle (South),  
extending to the South terminus of Riverwood Landing South.

46 Lots / 30.7± Acres

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

At its meeting on September 15, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that easements and common areas are to be maintained by the property owners association;**
- 2) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations;**
- 3) placement of a note on the Final Plat stating that Lots 1 through 4 are denied direct access to Rabbit Creek Drive, and;**
- 4) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues 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 [olsen@cityofmobile.org](mailto:olsen@cityofmobile.org).

**Riverwood Estates Subdivision**

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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: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Austin Engineering Co., Inc.