

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 5, 2003

Riverwood, LLC  
Attention: Ron Johnson and Steve Mack  
P. O. Box 565  
Theodore, AL 36582

**Re: Case #SUB2003-00267  
Riverwood Subdivision, Phase II**

330'± East of Rabbit Creek Drive, adjacent to the West side of Mandrell's  
Addition to Hollingers Island Subdivision.  
39 Lots / 13.9± Acres

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

At its meeting on December 4, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) placement of a note should on the final plat stating that corner lots (82 and 94) are limited to one curb cut each, with the design, size and location to be approved by County Engineering;
- (2) the provision of a traffic circle in the area of Lots 73 and 74;
- (3) all common areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association; and
- (4) the 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.

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).

**Riverwood, LLC**

**Attention: Ron Johnson and Steve Mack (Case #SUB2003-00267)**

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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: Reid, Still & Associates, Inc.