

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 17, 2006

Riverwood, LLC
5675 Rabbitt Creek Drive
Theodore, AL 36582

Re: Case #SUB2006-00010

Riverwood Estates Subdivision, Phase One A

North and South sides of Riverwood Court and Riverwood Landing at their East termini.

4 Lots / 1.3± Acres

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

At its meeting on February 16, 2006, 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) **labeling of wetland areas as common areas, if applicable;**
- 3) **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, 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.

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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 marti.watson@cityofmobile.org.

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: Austin Engineering Co., Inc.