

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 6, 2011

Travis Preston Bedsole
304 Ridgelawn Drive West
Mobile, AL 36608

Re: Case #SUB2011-00033
Ravine Woods Subdivision, Unit One, Re-subdivision of Lot 41
304 Ridgelawn Drive West
(East side of Ridgelawn Drive West, 115'± North of Ravine Court)
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Byrd Surveying , Inc.

Dear Applicant(s):

At its meeting on May 5, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of the labeling of the lot with its size in square feet;**
- 2) **placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;**
- 3) **placement of the 29-foot minimum building setback line;**
- 4) **placement of a note on the Final Plat limiting the development to one curb cut to Ridgelawn Drive West, with the size, design, and location of all curb-cuts to be approved by Mobile City Engineering and conform to AASHTO standards;**
- 5) **compliance with Engineering comments (*Must comply with all stormwater and flood control ordinances. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. This information shall be submitted by a Licensed Civil Engineer to verify any requests for claiming historical credit. Drainage cannot be concentrated onto an adjacent property without a release agreement from the affected downstream property owner(s) or providing additional detention as outlined in the Stormwater Ordinance. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit*); and,**
- 6) **full compliance with all other municipal codes and ordinances.**

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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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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 travisz@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: Byrd Surveying Inc.