

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 8, 2002

Audubon Investment
c/o Rick Twilley
P. O. Box 850669
Mobile, AL 36685

Re: Case #ZON2002-02322
Ridgefield Commons (Audubon Investment, Applicant)
Extending from West Drive to Center Drive at their Southern termini.

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

At its meeting on November 7, 2002, the Planning Commission considered for Planned Unit Development the site plan to allow a residential subdivision with reduced lot sizes and reduced building setbacks.

After discussion it was decided to approve this plan subject to the following conditions:

- (1) certification by a professional engineer that the detention pond can effectively handle any increased storm water runoff from increased impervious area; and
- (2) conditions from the previous approval remain in force (denial of access to Center Drive, no access to West Drive, except via the proposed street, maintenance of all common areas to be the responsibility of the property owners association, and full compliance with all municipal codes and ordinances).

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