

RIDGEWOOD SUBDIVISION, **RESUBDIVISION OF LOT 1**

Engineering Comments: Development of property must comply with all stormwater management and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Trees on city right of way require a permit from the Mobile Tree Commission prior to removal.

The plat illustrates the proposed 1-lot, 0.6 ± acre subdivision which is located on the Northwest corner of Ridgewood Place and The Cedars. The site is served by city water and sanitary facilities.

The purpose of this application is to create a one-lot subdivision from a legal lot of record and a 25-foot vacated right-of-way.

As illustrated on the Detail Map, the applicant proposes to construct a 26' x 33' garage within 10' from the South (street) side property; therefore, the applicant must have the placement of the proposed garage approved by the Board of Adjustment prior to permitting of the structure.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the placement of a note on the final plat stating the approval from the Board of Adjustment for the placement of the garage prior to the issuance of any permits.

LOCATOR MAP

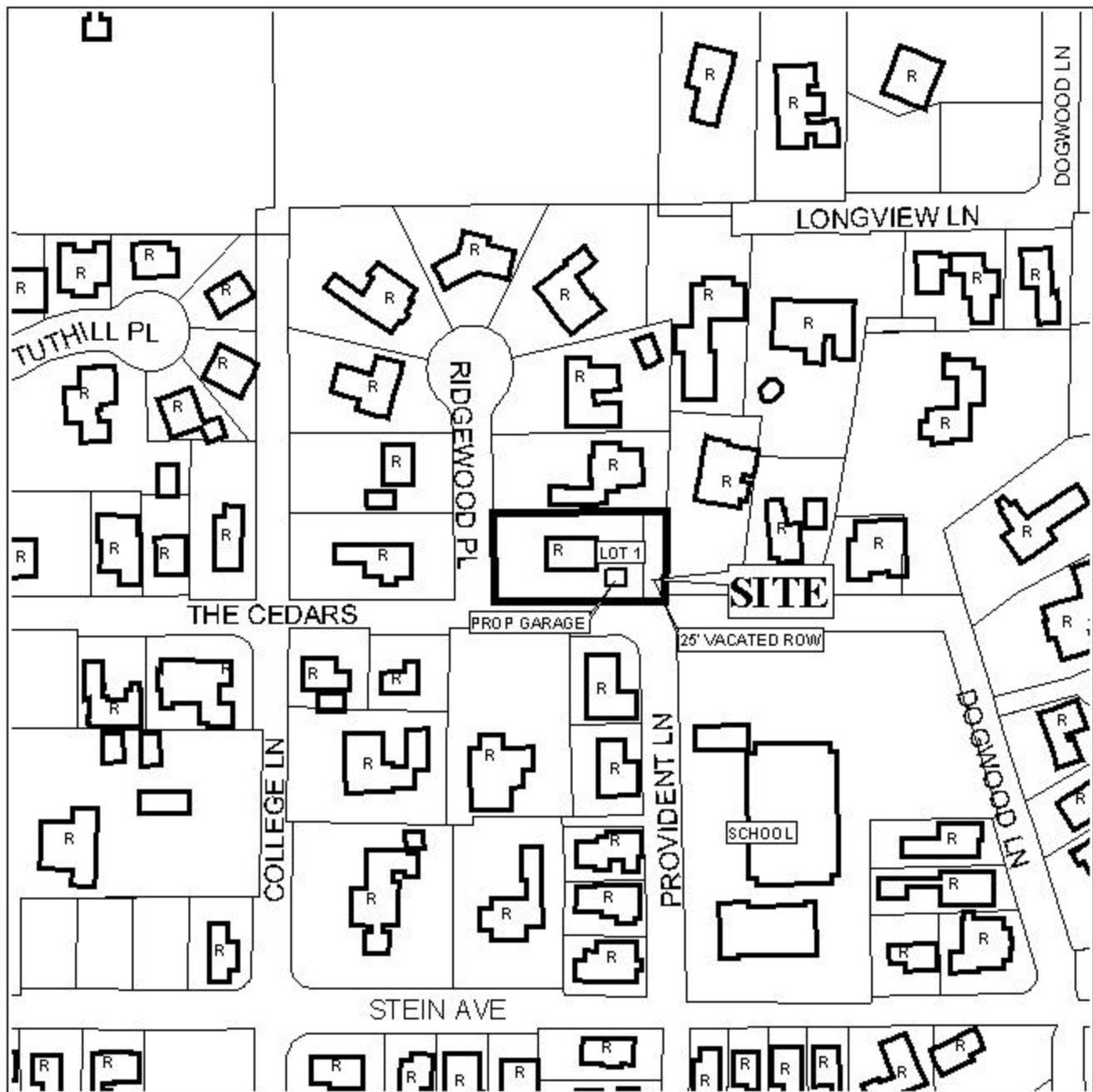


APPLICATION NUMBER 33 DATE January 8, 2004
APPLICANT Ridgewood Subdivision, Resubdivision of Lot 1
REQUEST Subdivision



NTS

RIDGEWOOD SUBDIVISION, RESUBDIVISION OF LOT 1



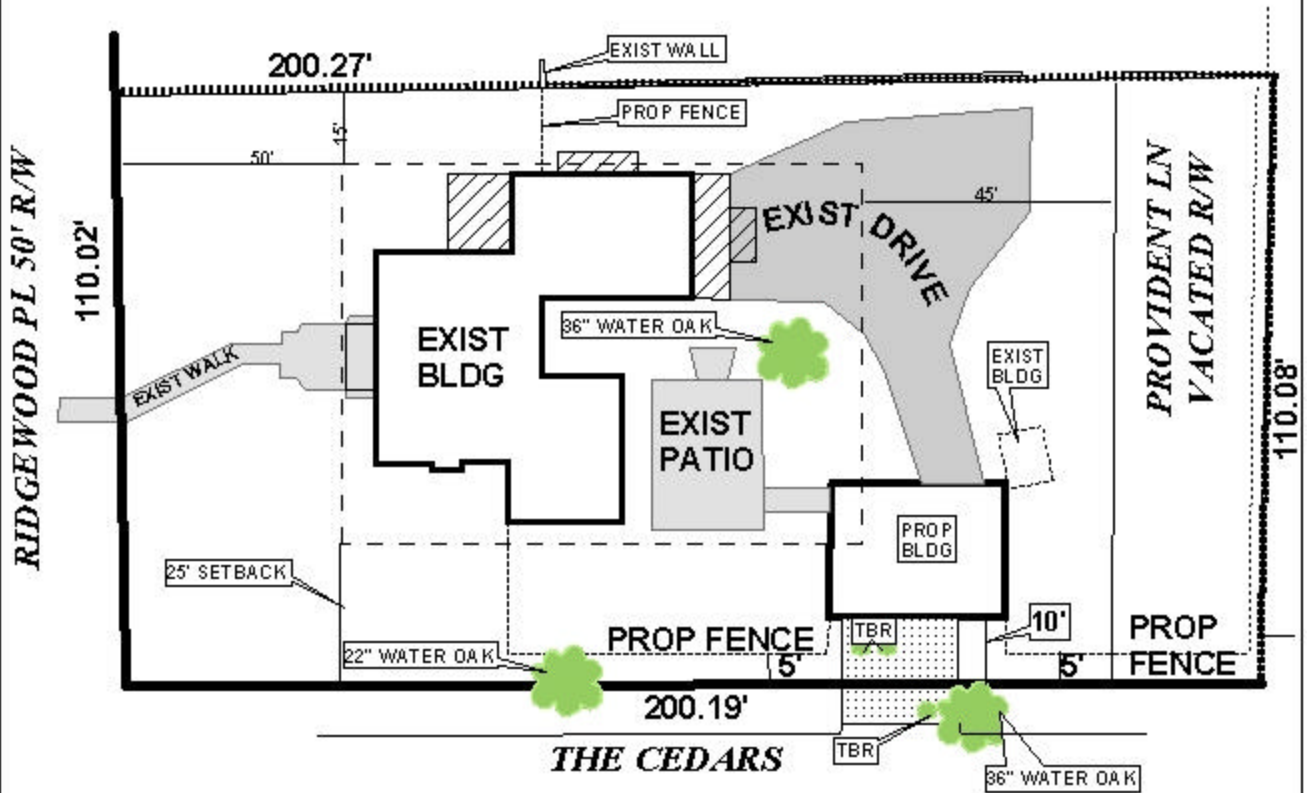
APPLICATION NUMBER 33 DATE January 8, 2004

LEGEND



NTS

SITE PLAN



The site plan illustrates the existing buildings, drives, and walks along with the proposed building, and proposed fencing.

APPLICATION NUMBER 33 DATE January 8, 2004

APPLICANT Ridgewood Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



NTS