

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 21, 2006

William Heath
104 Fielding Pl.
Mobile, AL 36608

Re: Case #ZON2006-00602 (Planned Unit Development)
Fielding Place Subdivision, Lot 5, Revised
East terminus of Fielding Place (private street).

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

At its meeting on April 20, 2006, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow reduced front, left side, and rear setbacks, and allow 56% maximum site coverage in a single-family residential, private street subdivision.

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

- 1) compliance with Engineering comments (The developer should provide a PLS certified survey of the existing detention pond and a PE certified evaluation of the existing detention pond to confirm the capacity and functionality of the existing system to accommodate the increased coverage. Development must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.); and**
- 2) 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 21, 2006

William Heath
104 Fielding Pl.
Mobile, AL 36608

Re: Case #SUB2006-00049 (Subdivision)
Fielding Place Subdivision, Lot 5, Revised
East terminus of Fielding Place (private street
1 Lot / 0.1± Acre

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

At its meeting on April 20, 2006, the Planning Commission approved the above referenced subdivision subject to the following condition:

- 1) compliance with Engineering comments (The developer should provide a PLS certified survey of the existing detention pond and a PE certified evaluation of the existing detention pond to confirm the capacity and functionality of the existing system to accommodate the increased coverage. Development must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.).**

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 marti.watson@cityofmobile.org.

Fieldind Place Subdivision

April 21, 2006

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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

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

cc: M. Don Williams Engineering