

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 20, 2006

Tommy Christopher
P.O. Box 850684
Mobile, AL 36685

**Re: Case #SUB2006-00233
Woodlands of Charmingdale Subdivision**

West terminus of Charmingdale Court North, extending to the East terminus of an unopened, unnamed public right-of-way on the East side of Charmingdale Drive West, 400'± South of Moffett Road.
31 Lots / 11.3± Acres

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

At its meeting on October 19, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to depict the contour information required by the Subdivision Regulations;
- 2) labeling of all common areas, and placement of a note on the plat stating that maintenance of the detention basin common area, and any other common areas, is the responsibility of the subdivision's property owners;
- 3) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat;
- 4) revision of the plat to label each lot in square feet, or provision of a table on the plat depicting the same information; and
- 5) placement of a note on the plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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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 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 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: Speaks & Associates Consulting Engineers, Inc.