



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 17, 2014

John Howard Companies
6156 Omni Park Dr.
Mobile, AL 36609

Re: (East and West sides of Begeman Road extending to the East side of Snow Road South and extending to the West side Hale Road).
County
SUB2014-00127
Maxwell Place Subdivision
52 Lots / 16.8±Acres

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

At its meeting on November 6, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission held the matter over until the November 20th meeting at the applicant's request with revisions due by November 18th, to allow the applicant to address the following:

- 1) **Revision of the overall phased subdivision plat to include the remaining portion of parcel R022705220000008. and to be labeled as future development;**
- 2) **Revision of the plats to make the "future development area" fronting Snow Road an additional lot, to be part of the Phase I recording;**
- 3) **Revision of the plats to illustrate the existing right-of-way for Snow Road, and dedication sufficient to provide 50' from centerline for the entirety of Phase I;**
- 4) **Dedication to provide a minimum 50' wide right of way for that portion of Hale Street that bisects the site, and 25' feet of right-of-way from centerline for that portion of Hale Street that forms the Eastern boundary of the site;**
- 5) **Revision of the lot size information and 25' minimum building setback line on the Final Plat from all street frontages to reflect all dedication;**
- 6) **Provision of a temporary turnaround in compliance with Section V.D.6. of the Subdivision Regulations at the terminus of Maxwell Run and Brodie Drive; and**

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- 7) **Submission of certification to the Planning Division of the Urban Development Department by a licensed engineer that detention facilities are adequate to comply with City of Mobile volume and discharge rate standards prior to the signing of the Final Plat for each phase.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Alabama Pecan Development
Austin Engineering Co. Inc.