

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 6, 2006

Eddy Brown  
2370 Hillcrest Rd., Suite G-197  
Mobile, AL 36695

**Re: Maddox Place Subdivision**

West side of McFarland Road, 290'± South of Hamilton Creek Drive.  
71 Lots / 20.0± Acres

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

At its meeting on October 5, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note the plat stating that all lots and common areas fronting McFarland Road are denied access to McFarland Road;**
- 2) **revision of the plat to comply with Section V.D.6. of the Subdivision Regulations (property lines at street intersection corners shall be arcs having radii of at least 10 feet or shall be chords of such arcs) at the McFarland Road intersection;**
- 3) **depiction and labeling of all common areas;**
- 4) **placement of a note on the final plat stating that maintenance of the common areas is the responsibility of the subdivision's property owners;**
- 5) **depiction of the 25-foot minimum building setback line from all streets;**
- 6) **revision of the plat to correct any discrepancies regarding lot line measurements or bearings;**
- 7) **labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information;**
- 8) **placement of a note on the final 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; and**
- 9) **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.**

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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](mailto: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: Polysurveying Engineering – Land Surveying