

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 5, 2009

Springfield, LLC  
Attn: William M. Lyon  
P.O. Box 16124  
Mobile, Alabama 36616

**Re: Case #SUB2007-00091**  
**Augusta Subdivision, Unit Seven**  
West side of Vassar Court, 265'± North of Augusta Drive North.  
15 Lots / 8.7± Acres

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

At its meeting on June 4, 2009, the Planning Commission approved a one-year extension of approval for the above referenced subdivision subject to the original conditions and the two additional conditions placed upon the first extension:

- 1) the inclusion of the remaining portion of parcel R022707350000030.005 prior to the signing off the Final Plat;
- 2) the labeling of Lot 16 as "Future Development" on the Final Plat;
- 3) the new roads within the proposed subdivision be dedicated and constructed to County Engineering standards;
- 4) the placement of a note on the Final Plat stating that Lots 1 & 15, which are corner lots are limited to one curb cut, with the size, design and location to be determined by County Engineering;
- 5) placement of a note on the final plat stating that any lots which are developed commercially (or multi-family residential) and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations
- 6) placement of a note on the final plat stating that a letter of certification by an licensed engineer to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, will be provided to the Mobile County Engineering Department and the Planning Section, Urban Development Department, City of Mobile, prior to the issuance of any permits;
- 7) labeling of the lots with its size in square feet, or provision of a table on the plat with the same information;
- 8) the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 9) the depiction of the 25-foot minimum building setback lines the new streets;

- 10) The cul-de-sac be modified to comply with V.B.14 and 15; and
- 11) compliance with Section V.A.5, Environmental and Watershed Protection.

**Please be advised that, unless road construction is begun, future extensions will be unlikely.**

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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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: Rester and Coleman Engineers, Inc.