

AUGUSTA SUBDIVISION, UNIT THREE,
RESUBDIVISION OF LOTS 2, 3, 10, 11, & 12

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 3 lot, 1.6 \pm acre subdivision which is located on the North side of Aiken Way, 105' \pm East of Stonebridge Court, and South side of Aiken Way, 190' \pm East of Stonebridge Court. The subdivision is served by both public water and sewer.

The purpose of this application is to subdivide 5 lots into 3 lots. Unit Three of the Augusta Subdivision was approved by the Planning Commission in April 2003. This application will combine existing lots, two of which are encumbered with a 25-foot drainage easement and wetlands.

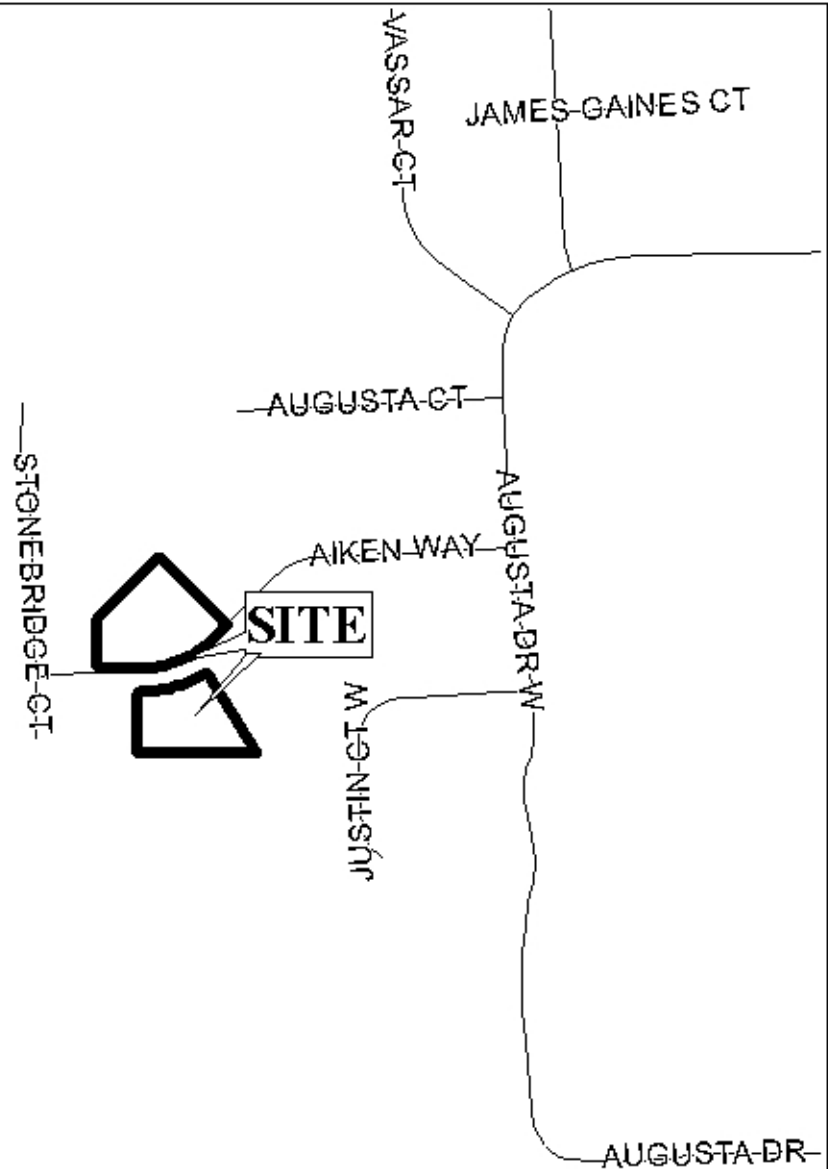
Stormwater detention facilities are not depicted on the plat, however, compliance with the City of Mobile stormwater and flood control ordinances is required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat, if approved.

This site is located in Mobile County, thus a note should be placed 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.

A portion of the site may contain wetlands. The potential presence of wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) 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; 2) placement of a note on the plat stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits or land disturbance activities; 3) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; and 4) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat.

LOCATOR MAP



APPLICATION NUMBER 3 DATE October 19, 2006

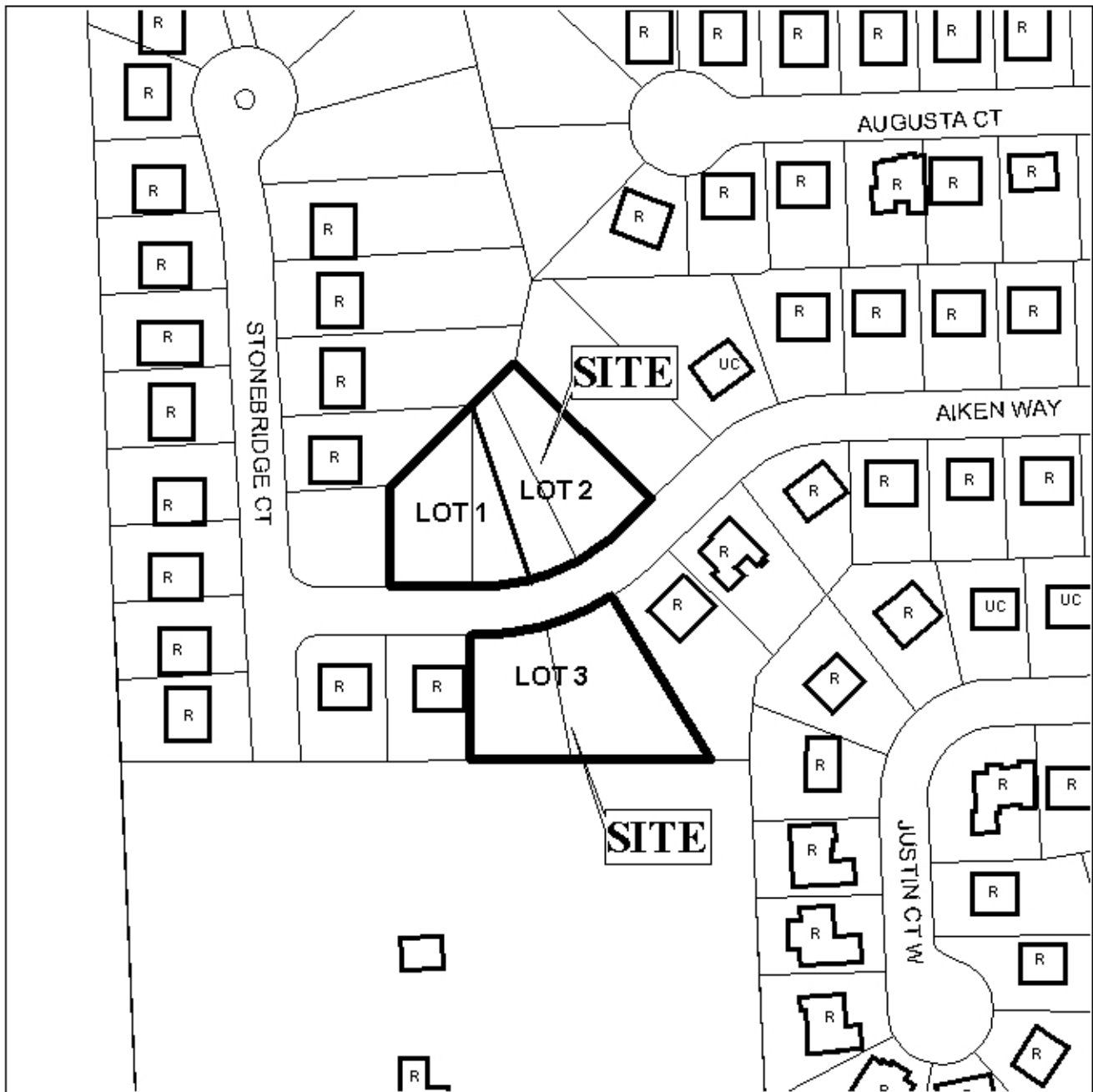
APPLICANT Augusta Subdivision, Unit Three, Resubdivision of lots 2, 3, 10, 11, and 12

REQUEST Subdivision



NTS

AUGUSTA SUBDIVISION, UNIT THREE RESUBDIVISION OF LOTS 2, 3, 10, 11, AND 12



APPLICATION NUMBER 3 DATE October 19, 2006

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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