

## **AUGUSTA SUBDIVISION, UNIT SEVEN**

This is a request for a one-year extension of a previously approved 16-lot subdivision. The subdivision is located on West side of Vassar Court, 265'± North of Augusta Drive North, in Mobile County

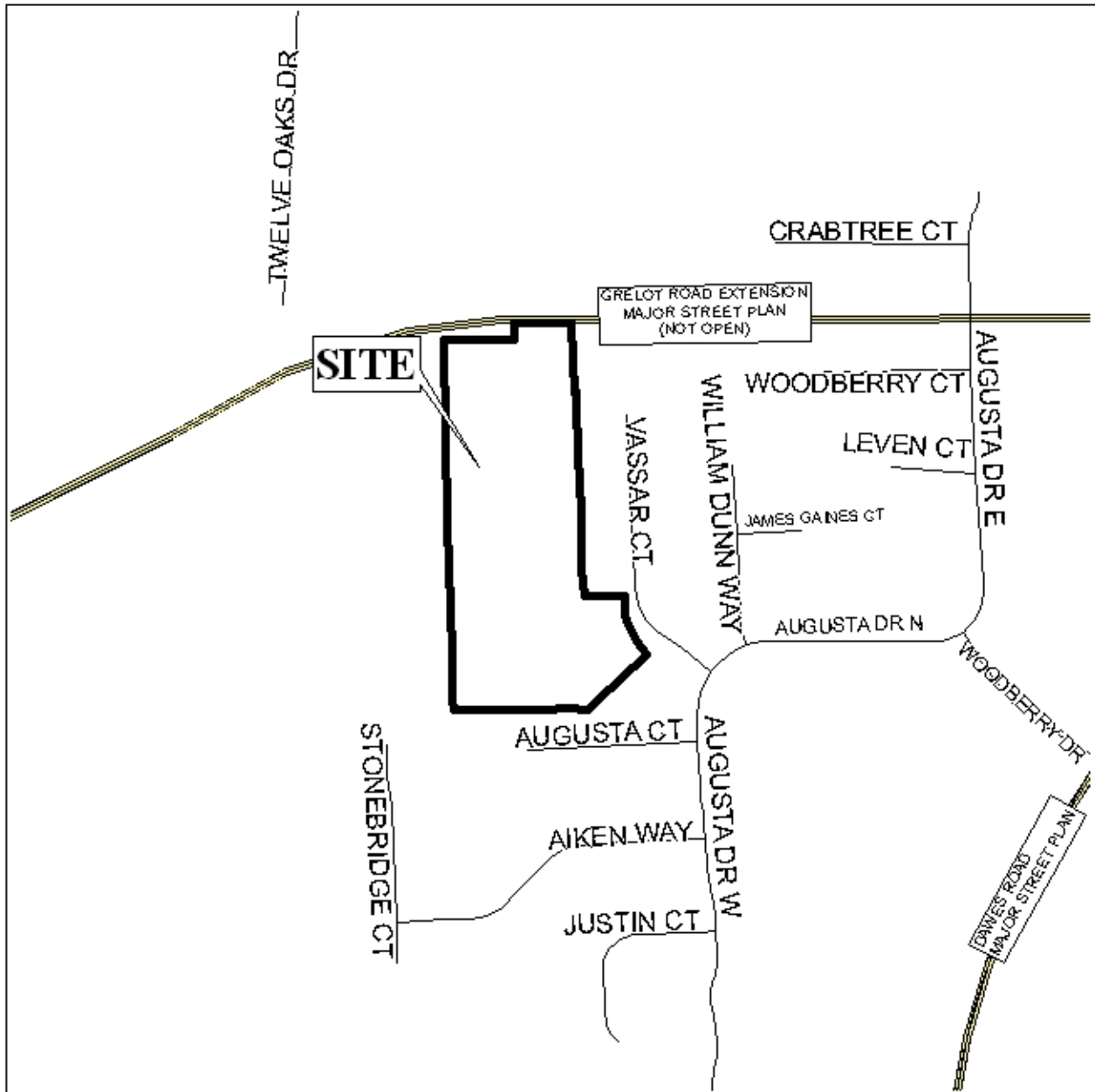
This is the second extension request since the subdivision was originally approved in 2007. There have been no changes in conditions in the surrounding area that would affect the subdivision as previously approved; however, there have been changes to the Regulations that could affect the previous approval. One of the issues is that of compliance with Section V.B.14 and V.B.15 - minimum dimensions for the proposed cul-de-sac right-of-way and roadway. Road construction has not begun within the proposed subdivision. Also, Section V.A.5, Environmental and Watershed Protection, has been amended, and should be addressed.

Based on the preceding, and because street construction is required, it is recommended that this request for extension be approved 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.*

*The applicant should be advised that, unless road construction is begun, further extensions of this subdivision are unlikely.*

## LOCATOR MAP



APPLICATION NUMBER 12 DATE June 4, 2009

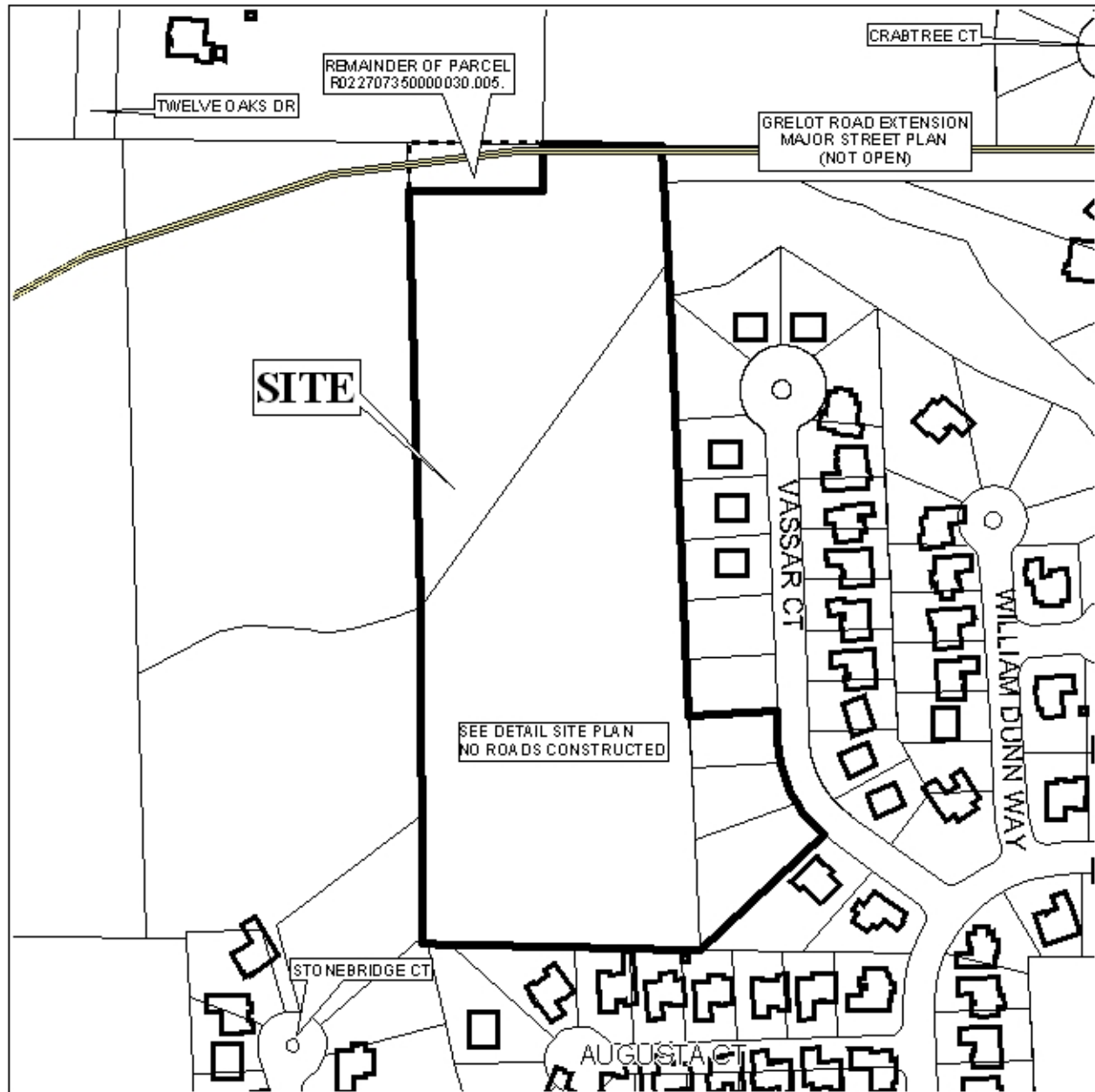
APPLICANT Augusta Subdivision, Unit Seven

REQUEST Subdivision




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# AUGUSTA SUBDIVISION, UNIT SEVEN



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LEGEND

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



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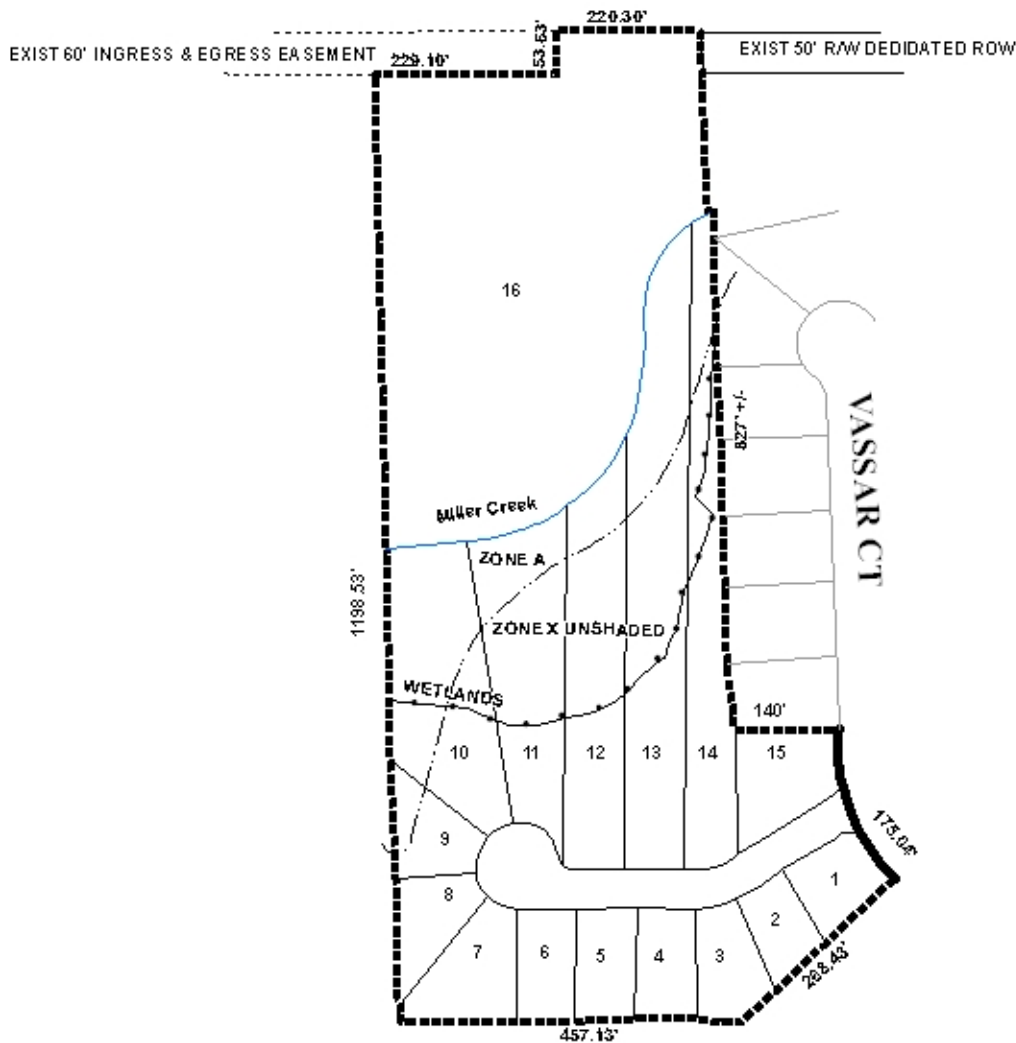


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# DETAIL SITE PLAN



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APPLICANT Augusta Subdivision, Unit Seven  
REQUEST Subdivision



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