

AUGUSTA SUBDIVISION, UNIT FOUR

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

The plat illustrates the proposed 9.9 ± acres, 15-lot subdivision which is located on the North terminus of Stonebridge Court, adjacent to the West side of Augusta Subdivision, Unit Two, Phase Two. The subdivision is served by public water and sanitary sewer.

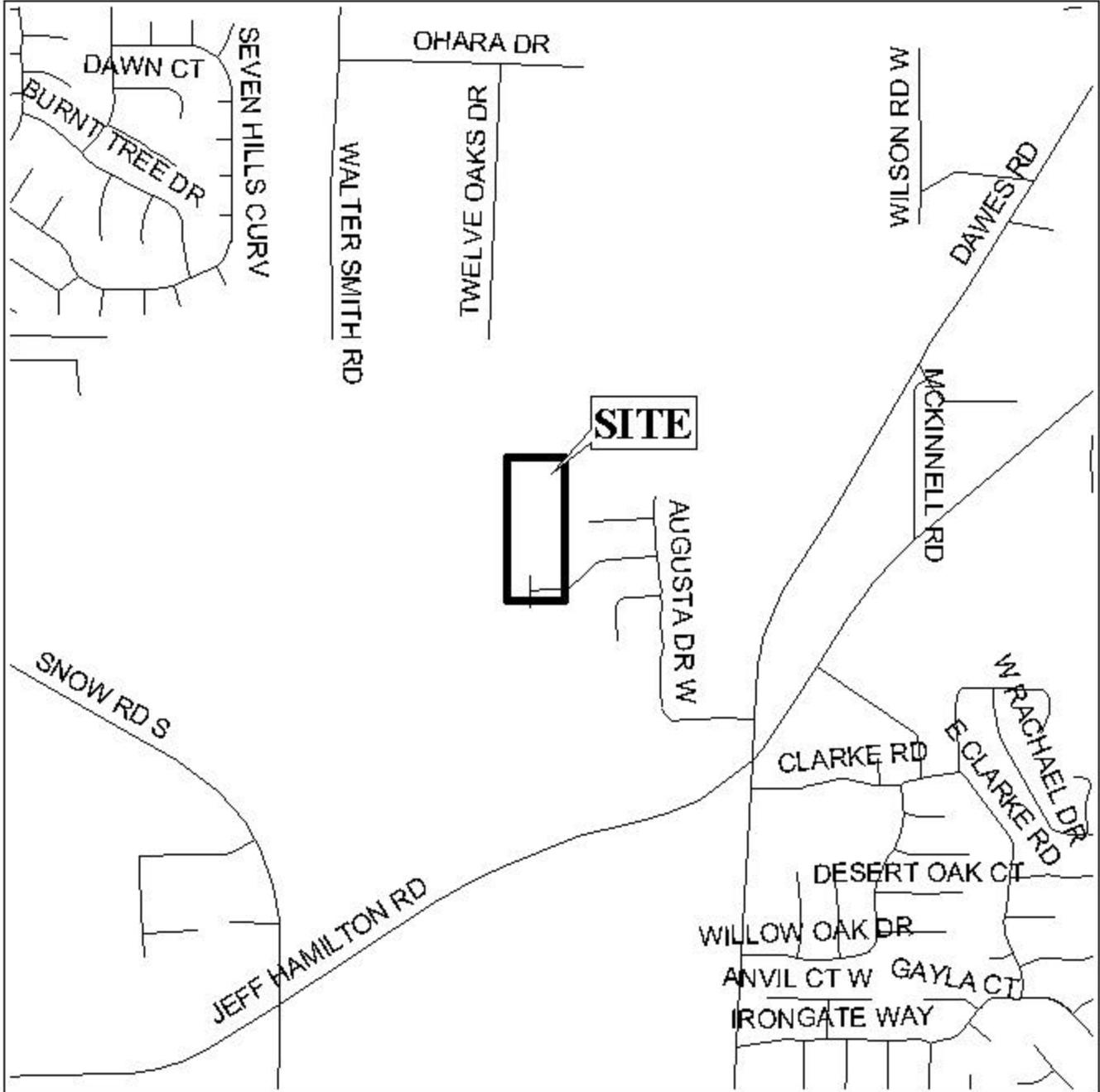
This unit of Augusta was part of Augusta Unit Three (25 lots) which was approved in April 2003. Augusta Unit Three was recorded with 13 of the approved 25 lots; Unit Four, which is before the Planning Commission now, is for 15 lots, a net increase of three lots from the previous approval. Unit Three was approved with a condition that no additional units of Augusta being recorded until the second connection to Woodberry Forest (formerly known as Addition to Augusta) is constructed and dedicated to County Engineering standards. As Unit Four would only be a net increase of three lots and County Engineering has received construction drawings for the second connection to Woodberry Forest, these additional lots should not cause any additional impact on the subdivision.

The Subdivision Regulations require a 25' minimum front yard setback; however, the applicant is proposing a 20-foot front yard setback for Lots 9-15 due to topographic reasons.

This site is located in the 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.

With a waiver of Section V.D.9., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) no additional units of Augusta being recorded until the second connection to Woodberry Forest (formerly known as Addition to Augusta) is constructed and dedicated to County Engineering standards; 2) the provision of a 20-foot front yard setback for Lots 9-15; 3) the placement of a note on the final plat stating that any property developed commercially and adjoining residentially developed property will provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP

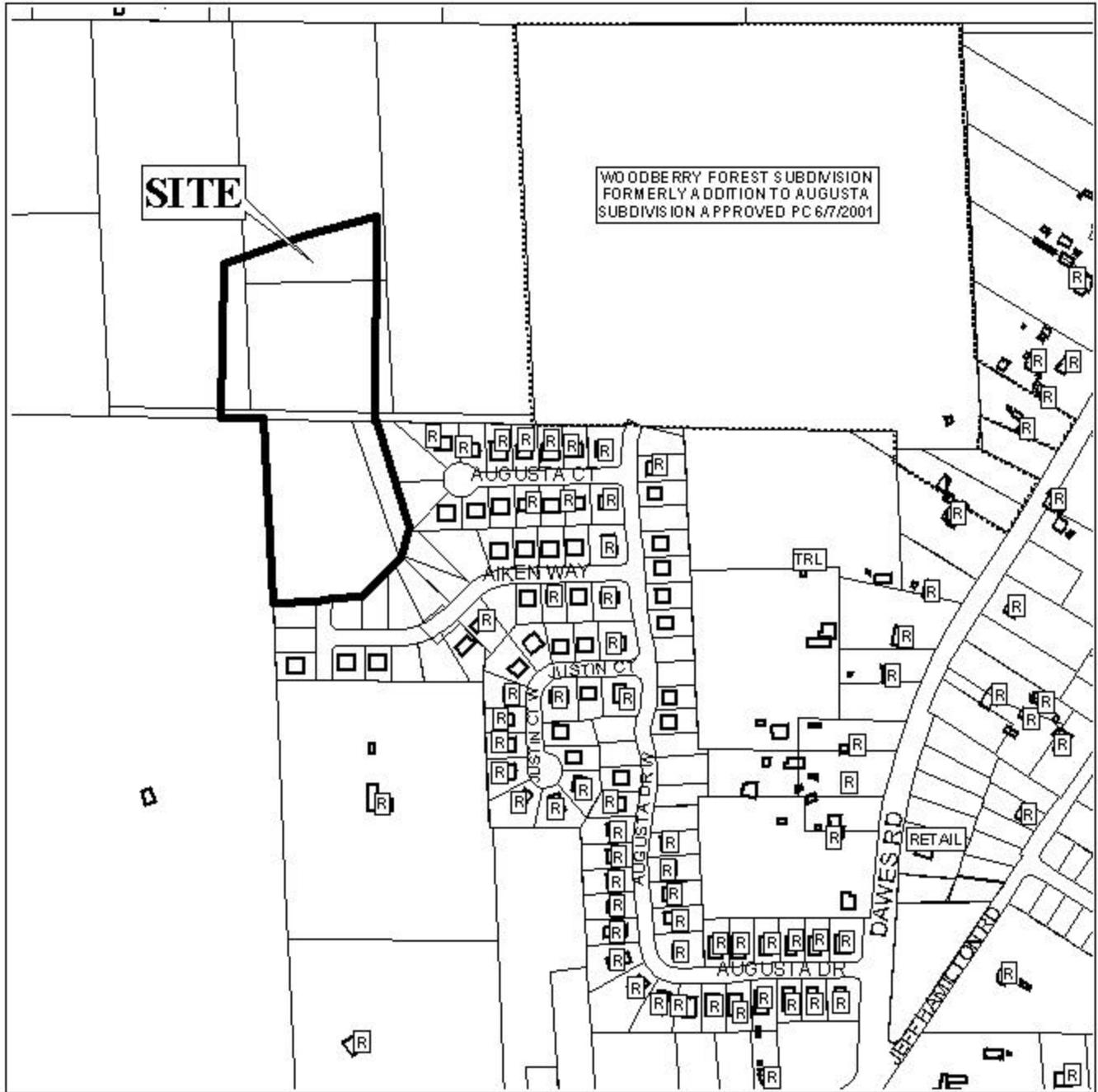


APPLICATION NUMBER 16 DATE October 16, 2003
APPLICANT Augusta Subdivision, Unit Four
REQUEST Subdivision



NTS

AUGUSTA SUBDIVISION, UNIT FOUR



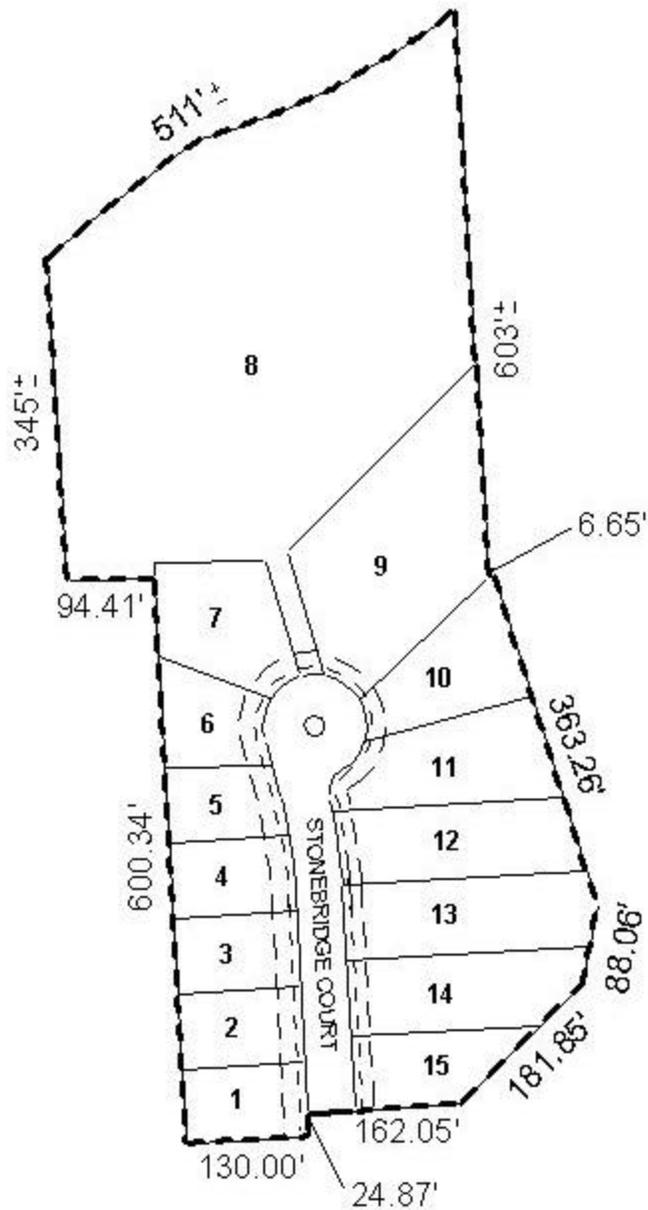
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LEGEND



NTS

DETAIL SITE PLAN



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APPLICANT Augusta Subdivision, Unit Four

USE/REQUEST Subdivision



