

## **AUGUSTA SUBDIVISION, UNIT SIX**

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

The plat illustrates the proposed 7.569-acre, 21-lot subdivision which is located at the northwest terminus of Vasser Court, adjacent to the North side of Augusta Subdivision, Unit Two-Phase Two, extending to the West side of Augusta Subdivision, Unit Five, and the South side of Woodberry Forest Subdivision, Unit One. The subdivision is served by public water and sanitary sewer.

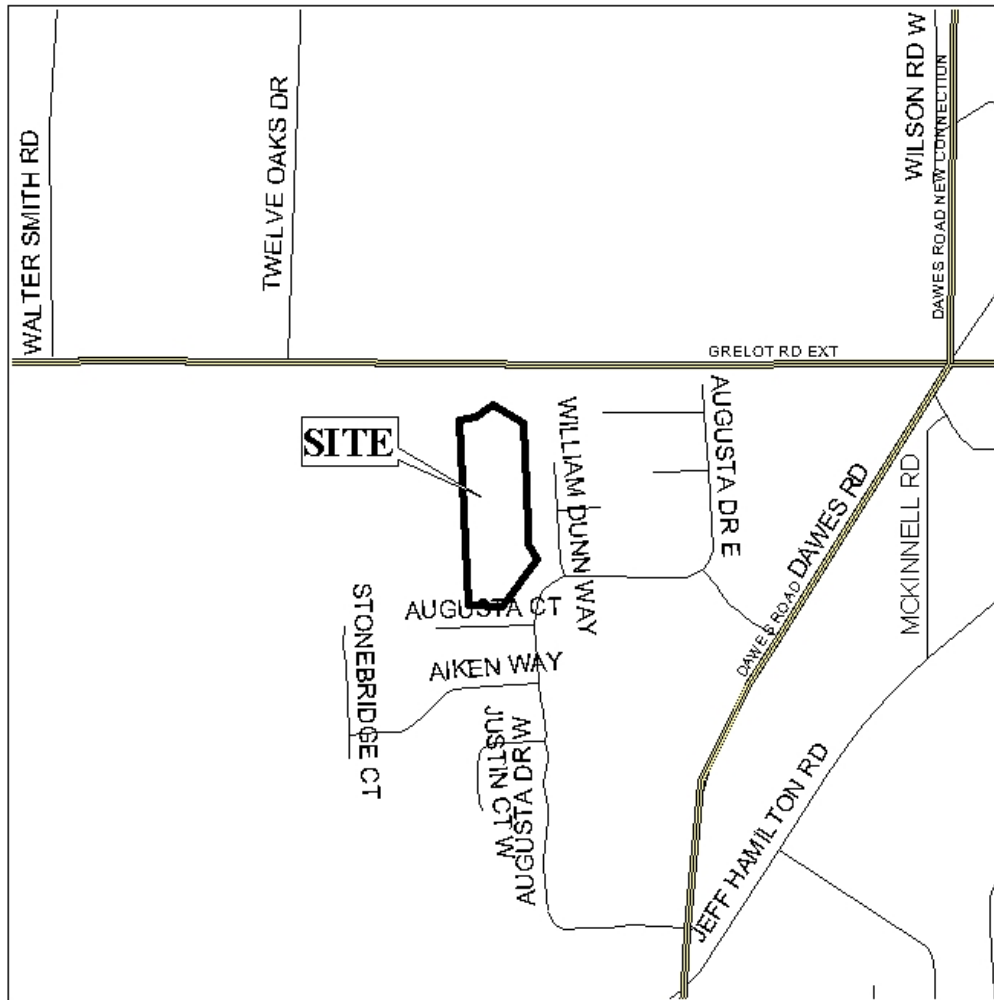
The purpose of the application is the creation of a 21-lot subdivision.

The site extends from the existing Augusta Drive street stub, which has an adequate right-of-way of 50 feet; curb radii for corner lots are adequate at 25 feet. The proposal includes the creation of a new street, with adequate 50-foot right-of-way and 110' diameter turnaround. The new street will be closed-ended and longer than 600', and the property abuts a large undeveloped tract to the West; therefore a street stub to the West should be required, per Section V.B.1 of the Subdivision Regulations.

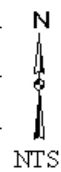
Lot size, frontage, and width to depth ratios are adequate, and building setback lines are shown on the plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the provision of a street stub to the undeveloped property to the West; and 2) the construction and dedication of the new street to County Engineering standards.

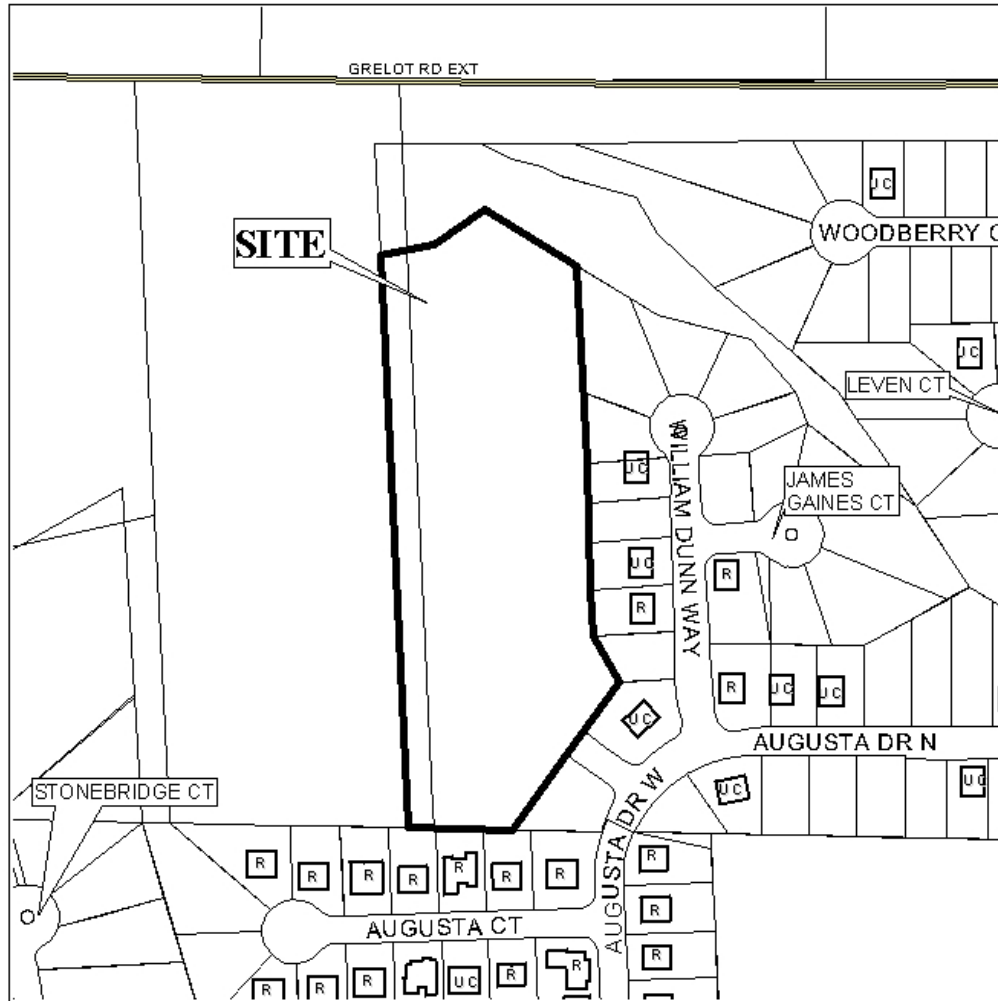
## LOCATOR MAP



APPLICATION NUMBER 10 DATE January 6, 2005  
APPLICANT Augusta Subdivision, Unit Six  
REQUEST Subdivision



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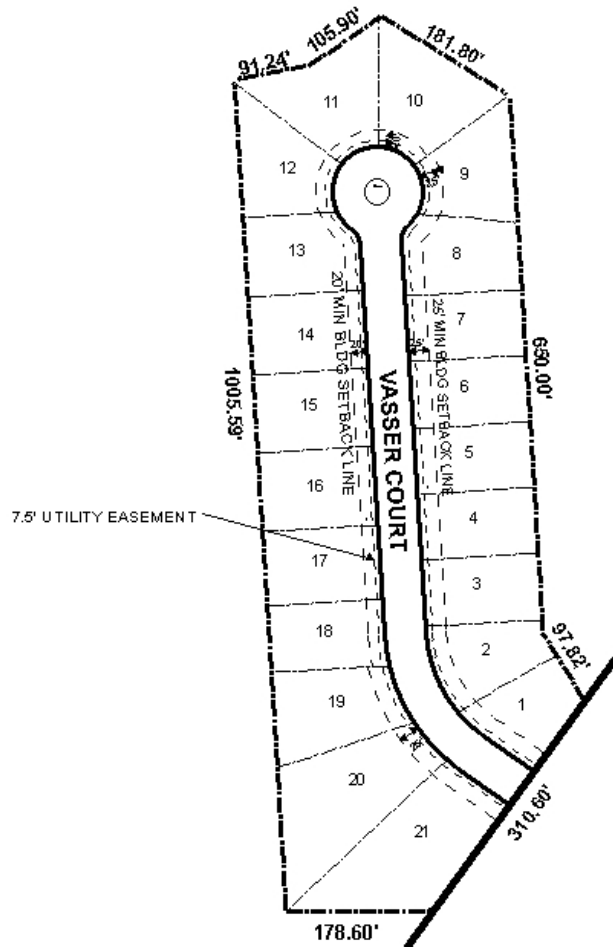


APPLICATION NUMBER 10 DATE January 6, 2005

LEGEND



## DETAIL SITE PLAN



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REQUEST Subdivision

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