

## **BONNEAU ESTATES SUBDIVISION,** **RESUBDIVISION OF LOT 2**

Engineering Comments: Final plat to specify required minimum finished floor elevations on each lot. Development must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004. Fire hydrants shall be within 400 foot of all portions of buildings on property. Homes over 3600 square feet may require more than one hydrant.

The plat illustrates the proposed 2 lot, 1.1  $\pm$  acres subdivision which is located on the East side of Audubon Drive, 550'  $\pm$  North of Audubon Drive East and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide an existing lot into two lots of record.

As a means of access management, the placement of a note on the final plat stating that Lots 2-A and 2-B are to share one curb cut. Additionally, there is an easement for ingress and egress.

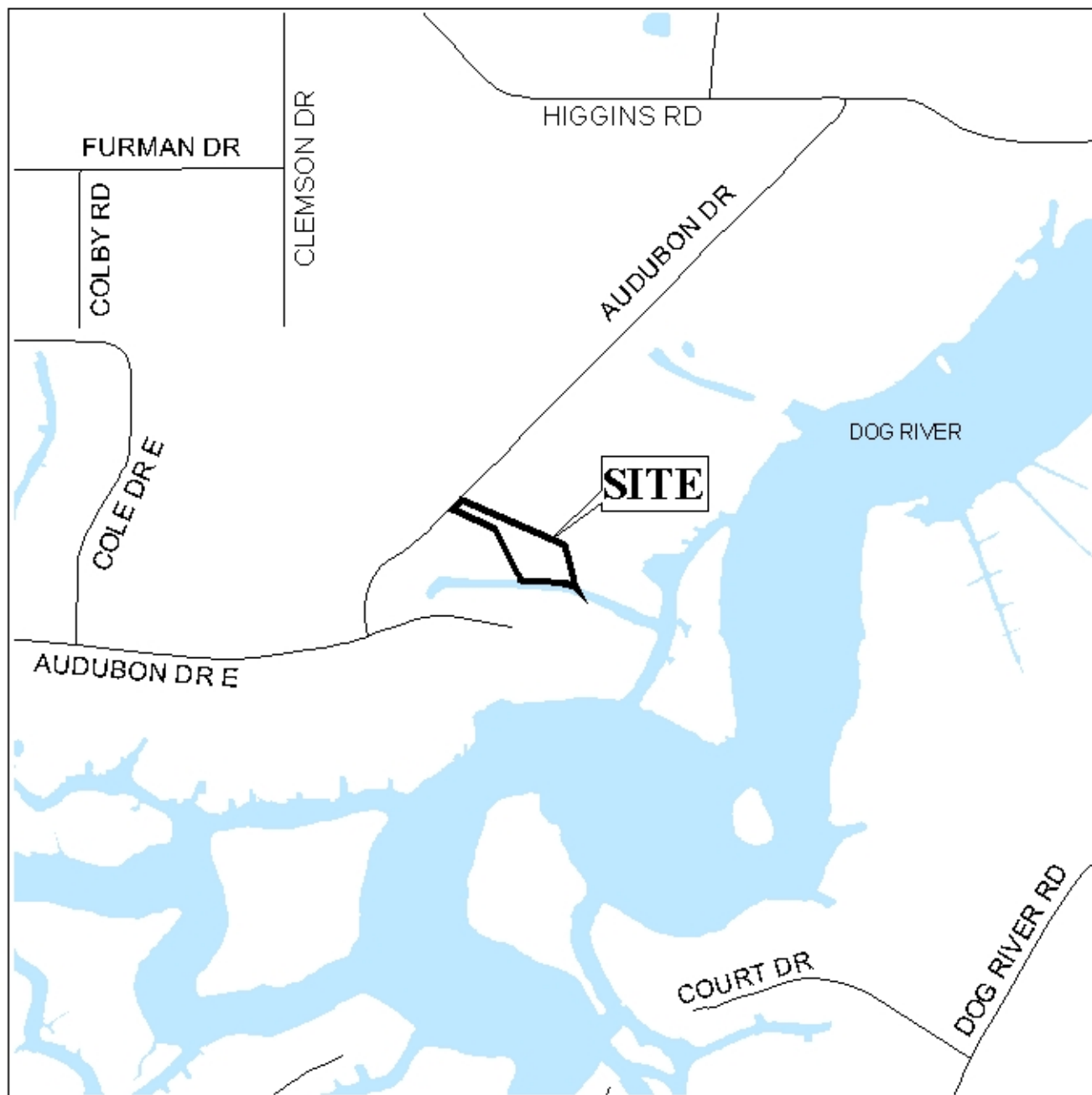
The site exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. However, narrow, deep lots are typical along waterways; thus a waiver of V.D.3. would be appropriate.

As the site is located in the 100/500-year floodplain and adjacent to a navigable waterway, 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.

As indicated on the plat, the 25-foot minimum building setback line is located where the lots are less than 60-feet wide; therefore, the placement of a note on the final plat stating that the 25-foot minimum building setback line is located where the lots are at least 60-feet wide, should be required.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lots 2-A and 2-B are to share one curb cut; 2) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; 3) the placement of a note on the final plat stating that the 25-foot minimum building setback line is located where the lots are at least 60-feet wide; 4) full compliance with Engineering Department comments (*Final plat to specify required minimum finished floor elevations on each lot. Development must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit*); and 5) full compliance with Fire Department comments (*Fire hydrants shall be within 400 foot of all portions of buildings on property. Homes over 3600 square feet may require more than one hydrant*).

## LOCATOR MAP



APPLICATION NUMBER 3 DATE January 19, 2006

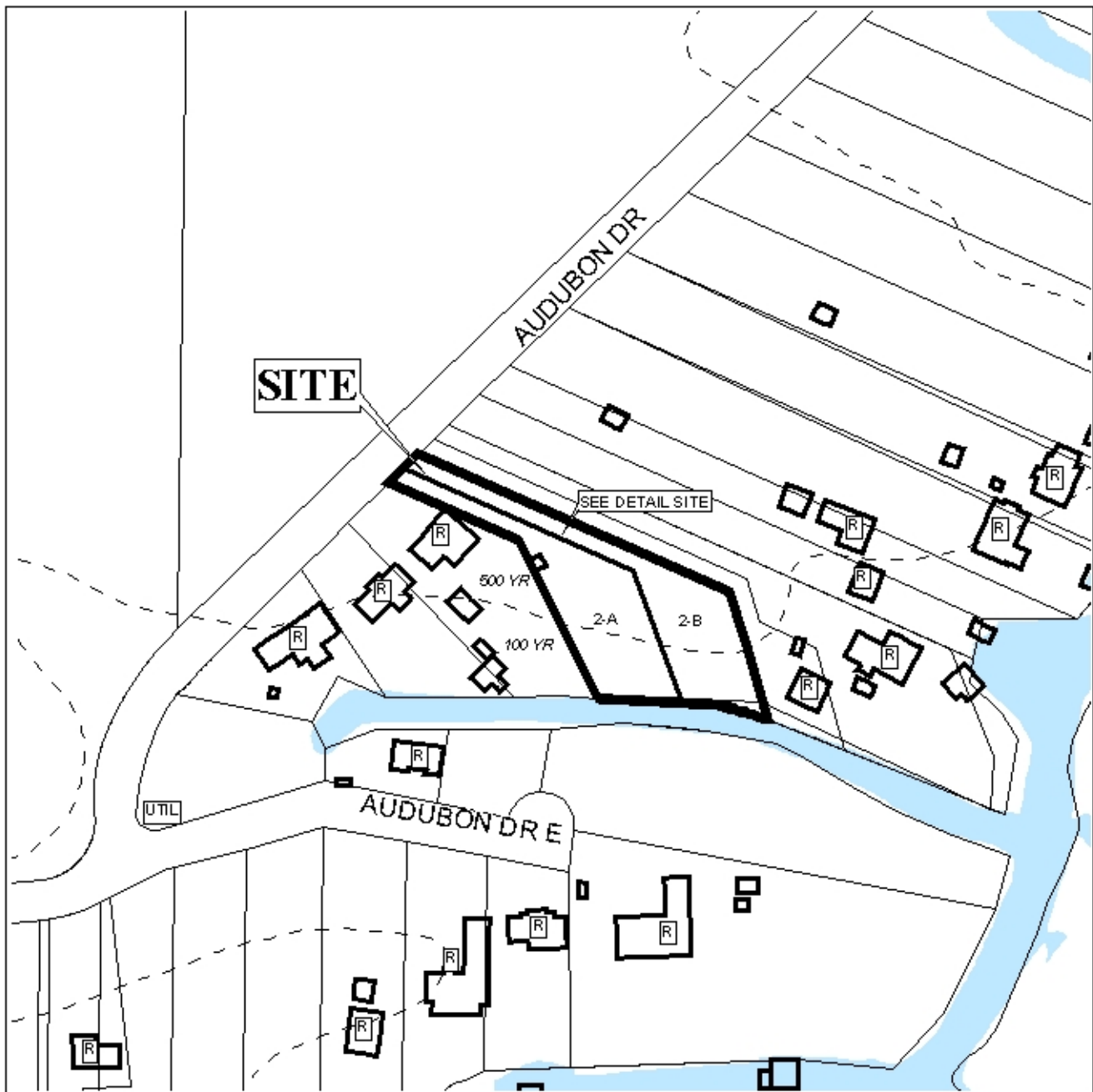
APPLICANT Bonneau Estates Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



NTS

# BONNEAU ESTATES SUBDIVISION, RESUBDIVISION OF LOT 2



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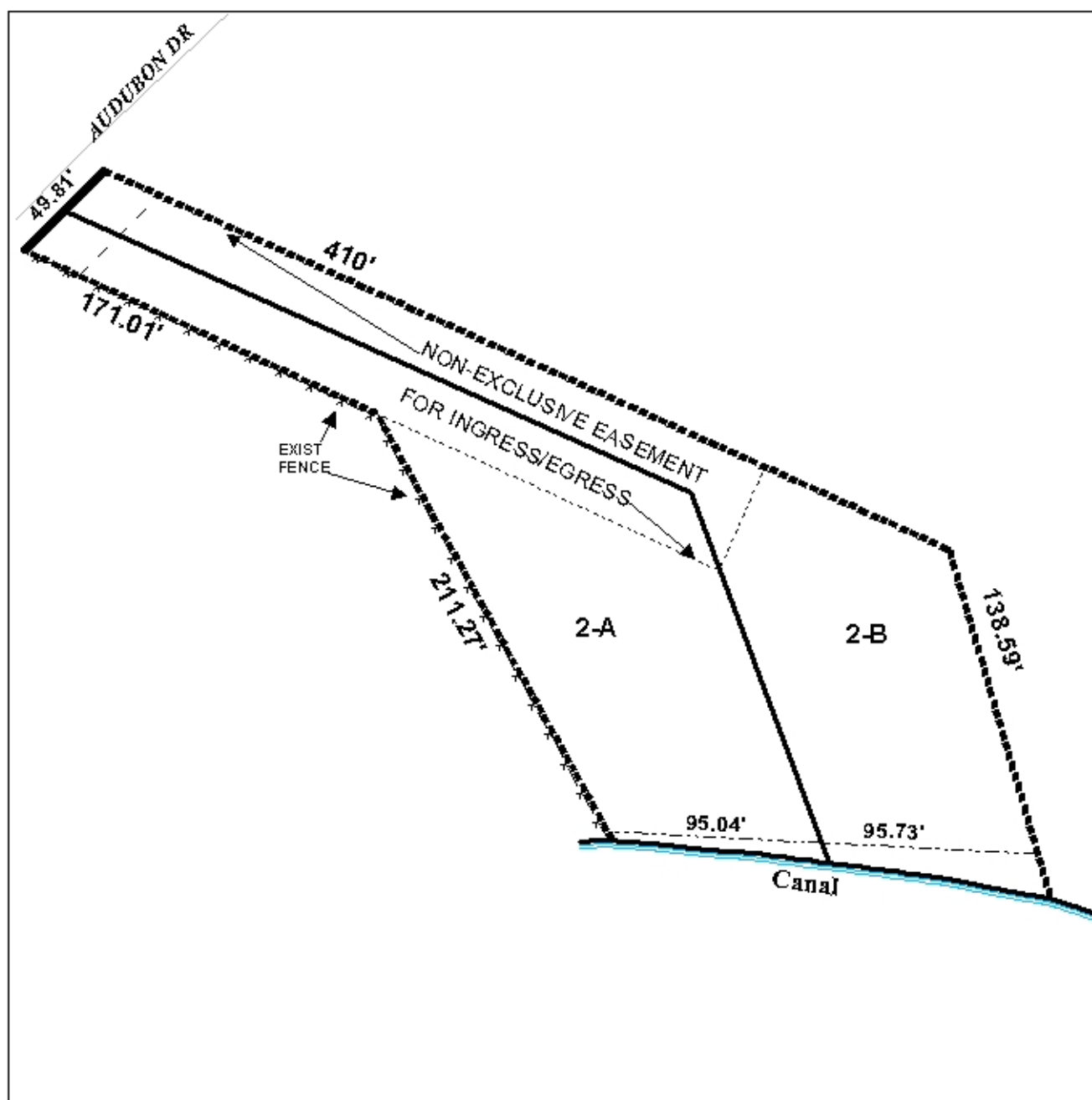
LEGEND

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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## DETAIL SITE PLAN



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