

REVISED BUCCI SUBDIVISION, RESUBDIVISION OF

Engineering Comments: Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation or performing a "No Rise" certification. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet post 1984 will require detention. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, 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 projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWWS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 2-lot, 2.5± acre subdivision, which is located at 3000 Bryant Road (North terminus of Bryant Road), in Council District 3. The applicant states the site is served by city water and sewer services.

The purpose of this application is to resubdivide two legal lots of record into two legal lots of record via an internal property line relocation.

Bucci Subdivision was approved as a two-lot subdivision by the Planning Commission in July, 1990, and a revised plat of that approval was recorded in September, 1990. The site is served by a private drive located at the end of Bryant Road with a non-exclusive reciprocal easement for ingress and egress which provides access to four other properties. The easement crosses property under separate ownership from the applicant; however, since the site was originally approved and recorded as two lots, this application would not create an additional lot which would require approval of the users of the easement. A waiver of Section VIII.E. of the Subdivision Regulations would be in order. The site should be denied any future re-subdivision to create additional lots.

Each lot meets the minimum requirements of the Subdivision Regulations. However, the plat should be revised to label each lot with its size in both square feet and acres, or a table should be furnished on the final plat providing the same information. As on the preliminary plat, the 25'

minimum building setback line should be illustrated on the final plat as measured from the easement frontage on both lots.

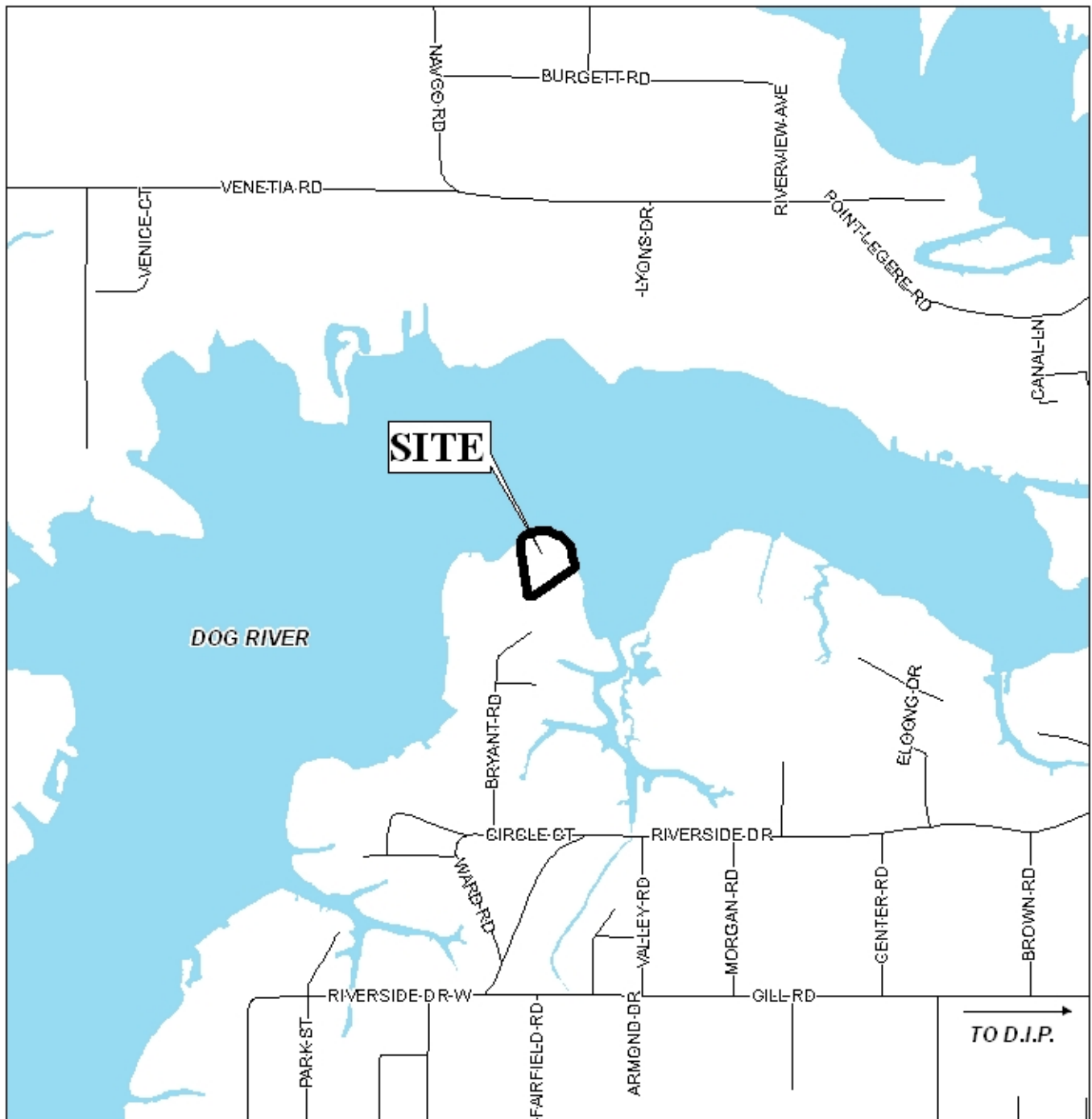
It should be noted that the site is located within the X-shaded and AE flood zones as shown on FEMA Flood Insurance Rate Maps. The site is on a small peninsula projecting into Dog River, and wetlands and floodplains associated with the waterway may occur on a portion of the site. The presence of wetlands and floodplains would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

With a waiver of Section VIII.E., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that no future subdivision to create additional lots will be allowed unless adequate street frontage is provided for all lots;
- 2) labeling of each lot with its size in acres and square feet, or the furnishing of a table on the final plat providing the same information;
- 3) illustration of the 25' minimum building setback line on each lot as measured from the easement frontage;
- 4) placement of a note on the final plat stating that if NWI wetlands are present on the site, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 5) placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 6) subject to the Engineering Comments: *(Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation or performing a "No Rise" certification. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet post 1984 will require detention. Any work performed in the right of way will require a right of way permit).*

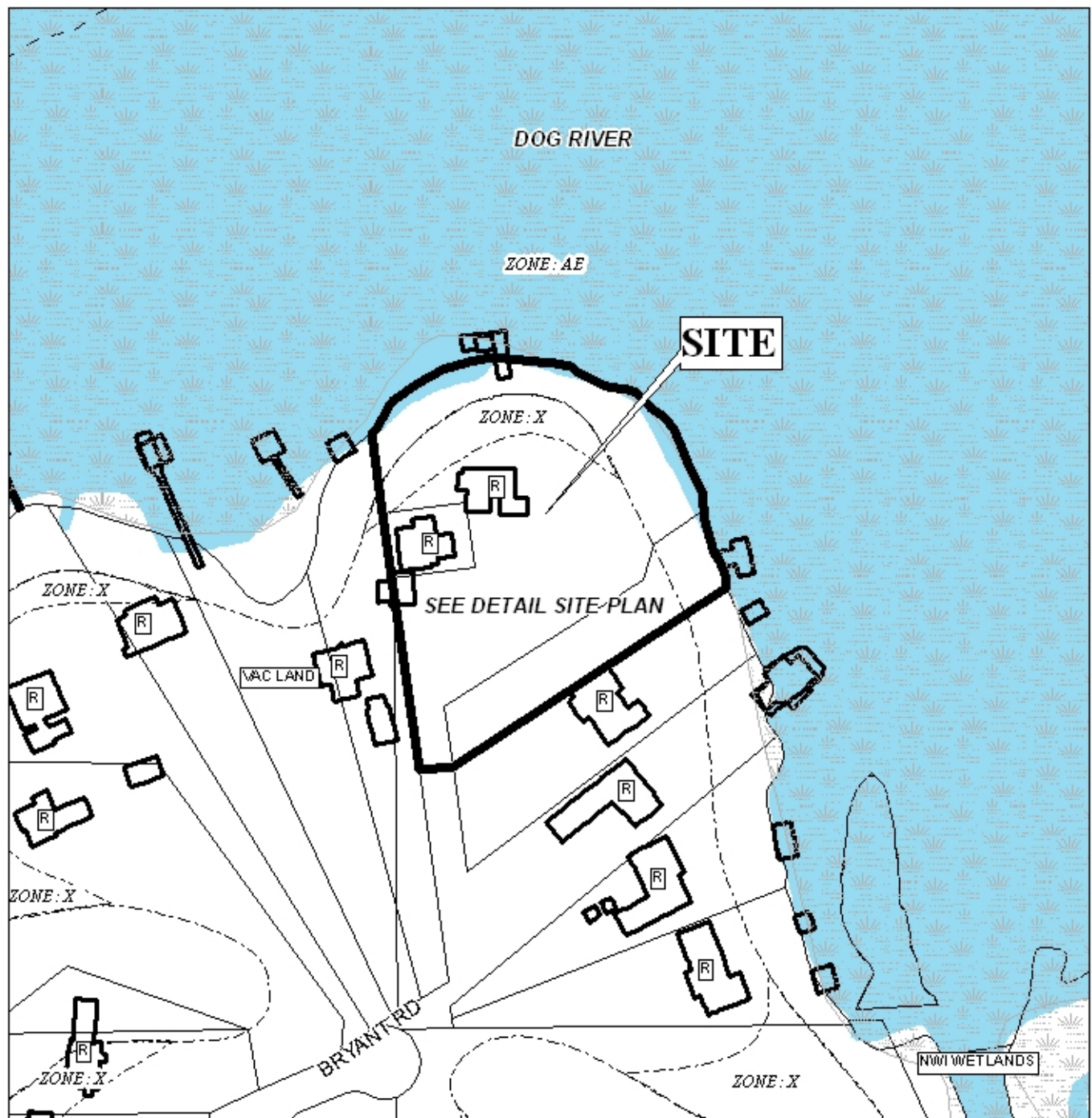
LOCATOR



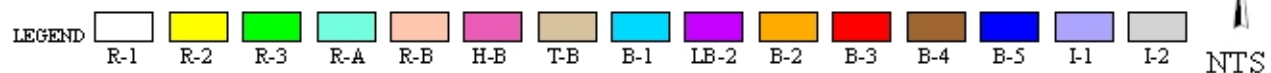
APPLICATION NUMBER 11 DATE February 17, 2011
APPLICANT Revised Bucci Subdivision, Resubdivision of
REQUEST Subdivision



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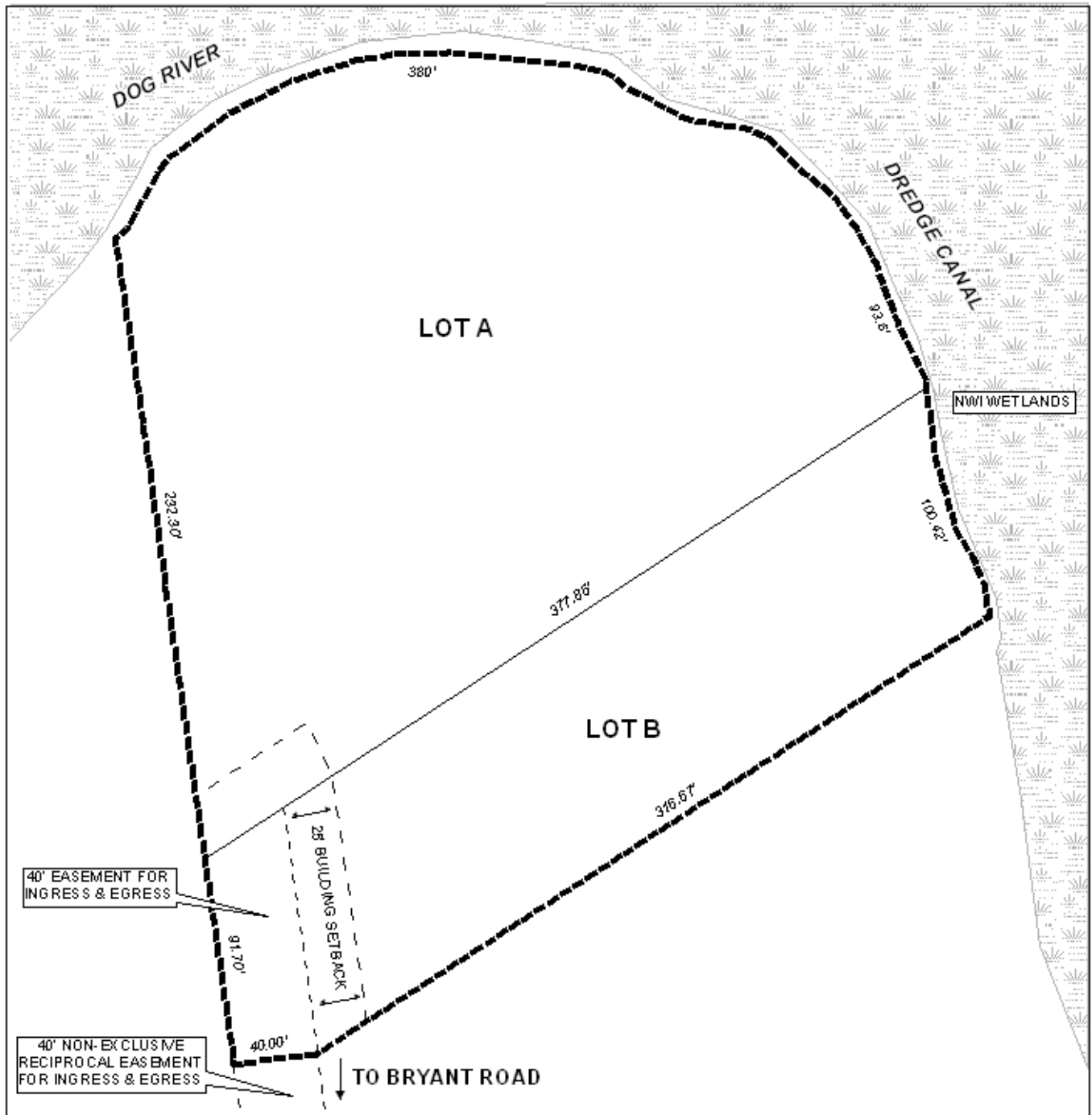


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NTS

DETAIL SITE PLAN



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