

## **IZUSNIAISSANCE SUBDIVISION**

Engineering Comments: Minimum finished floor elevation (13) required on each lot. 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).

The plat illustrates the proposed 2 lot, 0.8 ± acre subdivision which is located at the Northwest corner of Bay Front Road and Hannon Road and is in City Council District 3. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel.

The site is located near Mobile Bay and as such 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.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 2) full compliance with the City Engineering Comments (minimum finished floor elevation [13] required on each lot; must comply with all stormwater and flood control ordinances; any work performed in the right-of-way will require a right-of-way permit).

## LOCATOR MAP



APPLICATION NUMBER 17 DATE January 6, 2005

APPLICANT Izusniaissance Subdivision

REQUEST Subdivision



NTS

# IZUSNIAISSANCE SUBDIVISION



APPLICATION NUMBER 17 DATE January 6, 2005

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



NTS