

PETTWAY PLACE SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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-Rescue 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.

MAWSS Comments: No comments.

The plat illustrates the proposed 1-lot, 0.2± acre subdivision which is located on the South side of Ridge Road, 206'± East of Stanton Road, in Council District 1. The subdivision is served by public water and sanitary services.

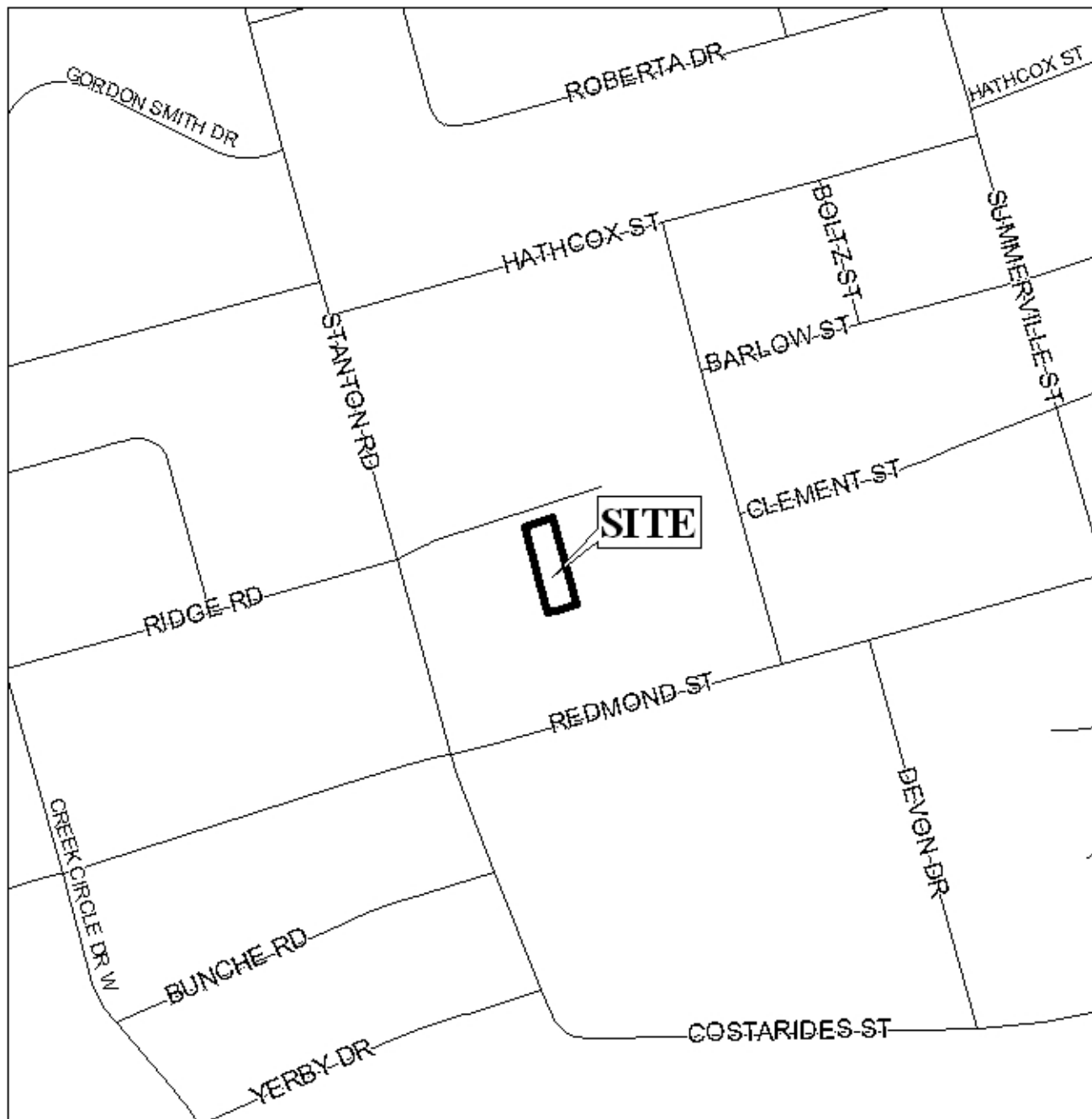
The purpose of this application is to create a legal lot of record from an existing metes-and-bounds parcel.

As submitted, the plat does not agree with the parcel and lot configuration of the City G.I.S. database, or the City Engineering mapping system. The subject site appears to contain a portion of a metes-and-bounds parcel to the West shown on the mapping systems, and also appears to encroach into the adjacent residence and property to the East, as indicated on the mapping systems. Given, there may be mapping system errors, but until resolution of the discrepancies is achieved, an accurate review of this case cannot be done.

Based on the preceding, this application is recommended for holdover until the October 16th meeting, with requested information due by October 3rd, to allow the applicant to submit the following:

- 1) documentation and/or field survey verification to establish the accuracy of the plat and resolve discrepancies between the plat and mapping systems (including verification of encroachments onto adjacent residence).

LOCATOR MAP



APPLICATION NUMBER 13 DATE September 18, 2008

APPLICANT Pettway Place

REQUEST Subdivision



PETTWAY PLACE



APPLICATION NUMBER 13 DATE September 18, 2008

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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