

PETERSEN POINTE SUBDIVISION

Engineering Comments: Show the minimum finished floor elevation, on each lot touched by 100 or 500-year flood plain. No fill allowed in the flood plain without a flood study. Provide adequate drainage easement, if necessary. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.

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: No comments.

Mobile Area Water & Sewer System Comments: MAWSS has water and 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 2.2± acres, three lot subdivision, which is located on the East side of the South terminus of Riviere du Chien Road, in city council district 4. The subdivision is served by city water and sanitary facilities.

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

The plat illustrates one common driveway to access all three proposed lots. The size, location, and design of the common driveway (and any for individual lots) should be coordinated with and approved by Traffic Engineering and conform to AASHTO standards. Referenced in the property's legal description and illustrated on the plat is a 20' ingress and egress easement jointly shared by the subject property and the adjacent property to the North. Since that property is not included in this application and the easement is not intended to serve the subdivision, it cannot be made part of the subdivision's approval and should be excluded from the legal description placed on the final plat.

As the site is located on Dog River, the area is in a flood plain and may be environmentally sensitive; therefore, the Engineering Comments would apply.

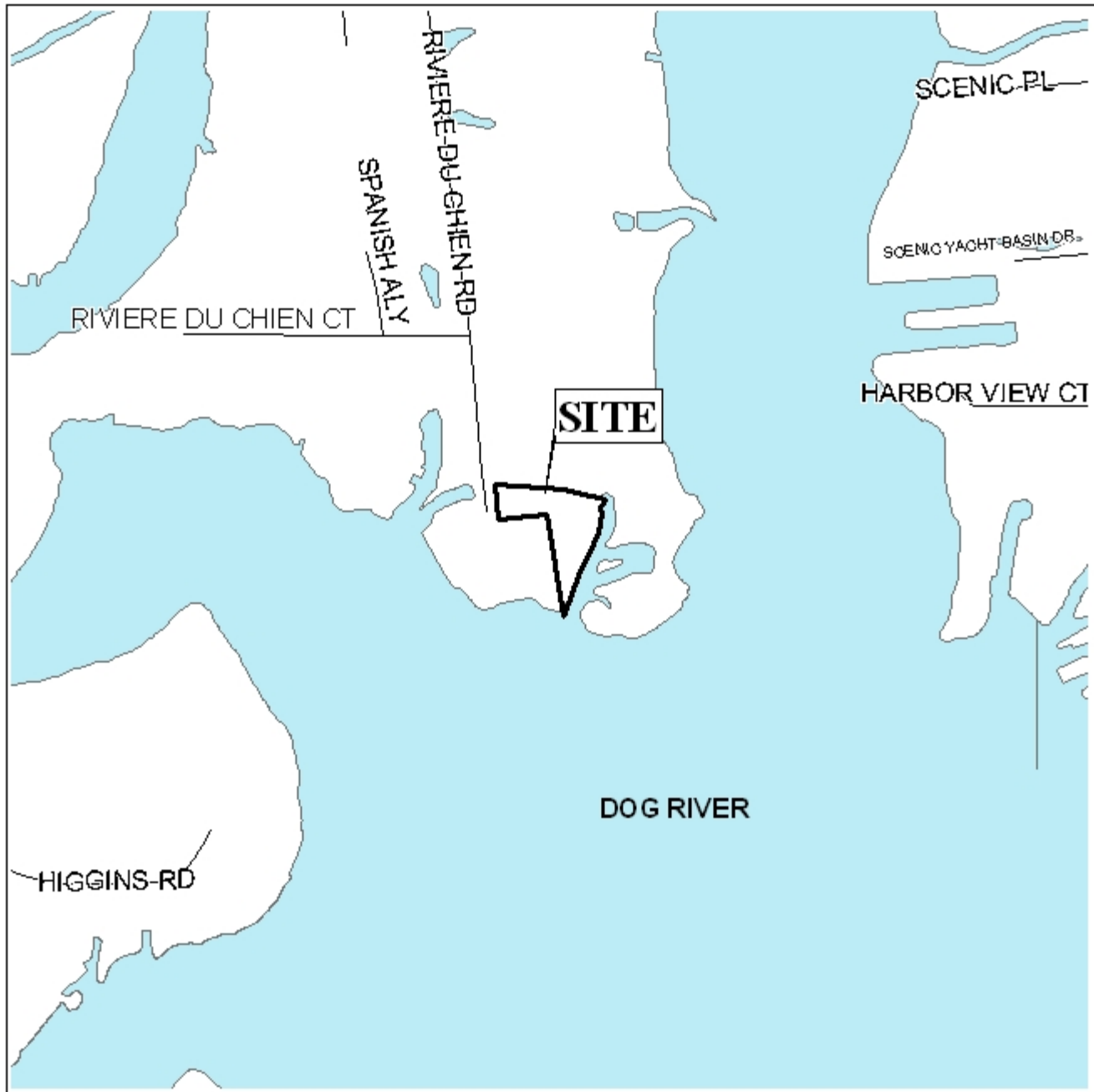
The Northern portion of the property has water frontage along a privately dredged canal and concerns were expressed by the owner of the canal regarding the denial of access from the subdivision to the

canal. While the property boundary between that portion of the subdivision and the private canal may be along the East line of a portion of the subdivision, matters pertaining to the canal's limited access would be a Corps of Engineers or civil matter and would not factor into the subdivision application review or approval.

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 size, location, and design of the common driveway (and any for individual lots) be approved by Traffic Engineering and conform to AASHTO standards;
2. the removal in the legal description of any reference to the 20' joint driveway currently shared with the adjacent property to the North, and the removal of any depiction of the easement on the final plat; and
3. subject to the Engineering Comments (Show the minimum finished floor elevation, on each lot touched by 100 or 500-year flood plain. No fill allowed in the flood plain without a flood study. Provide adequate drainage easement, if necessary. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.)

LOCATOR MAP



APPLICATION NUMBER 17 DATE June 7, 2007

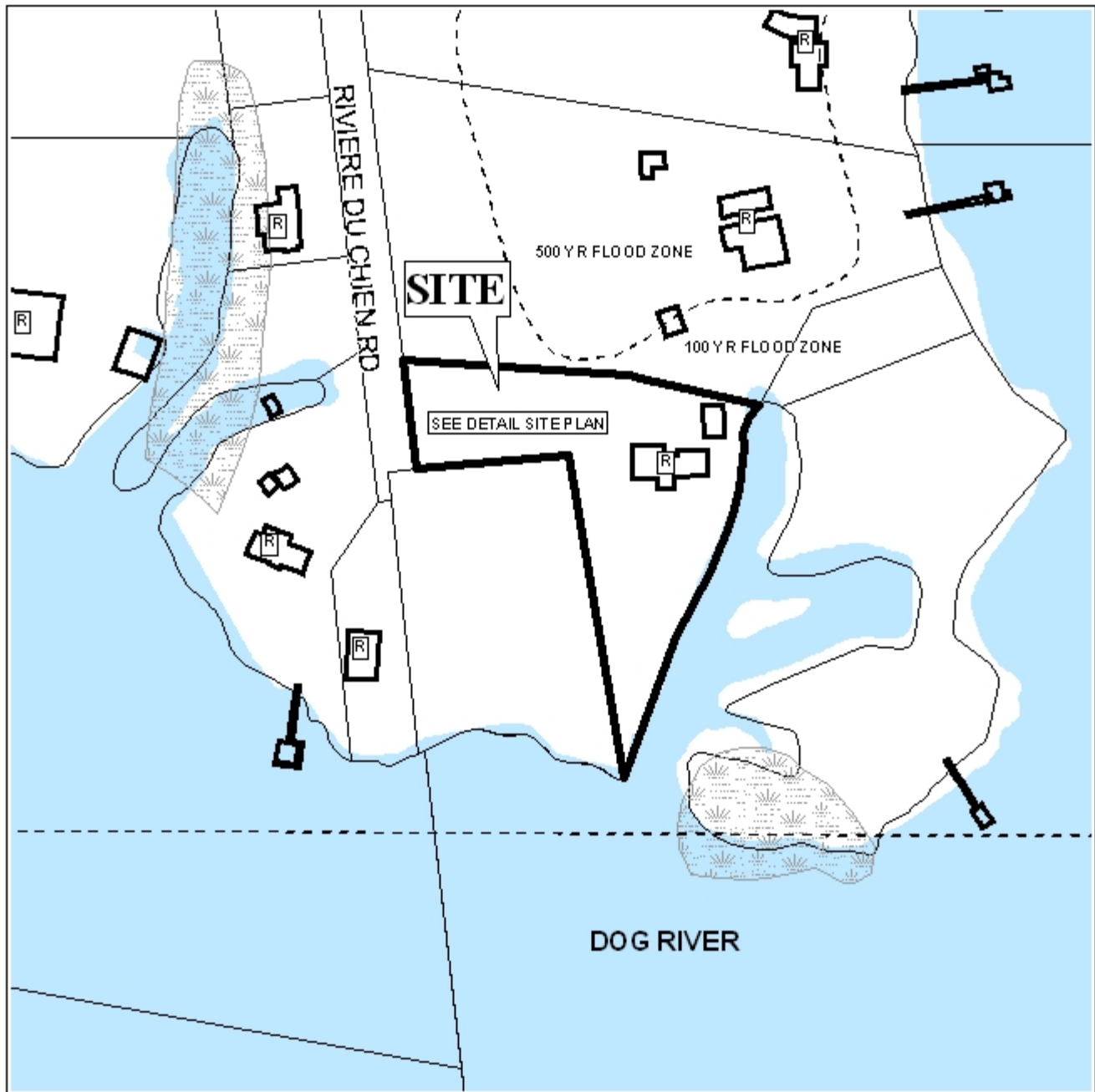
APPLICANT Petersen Pointe Subdivision

REQUEST Subdivision



NTS

PETERSEN POINTE SUBDIVISION



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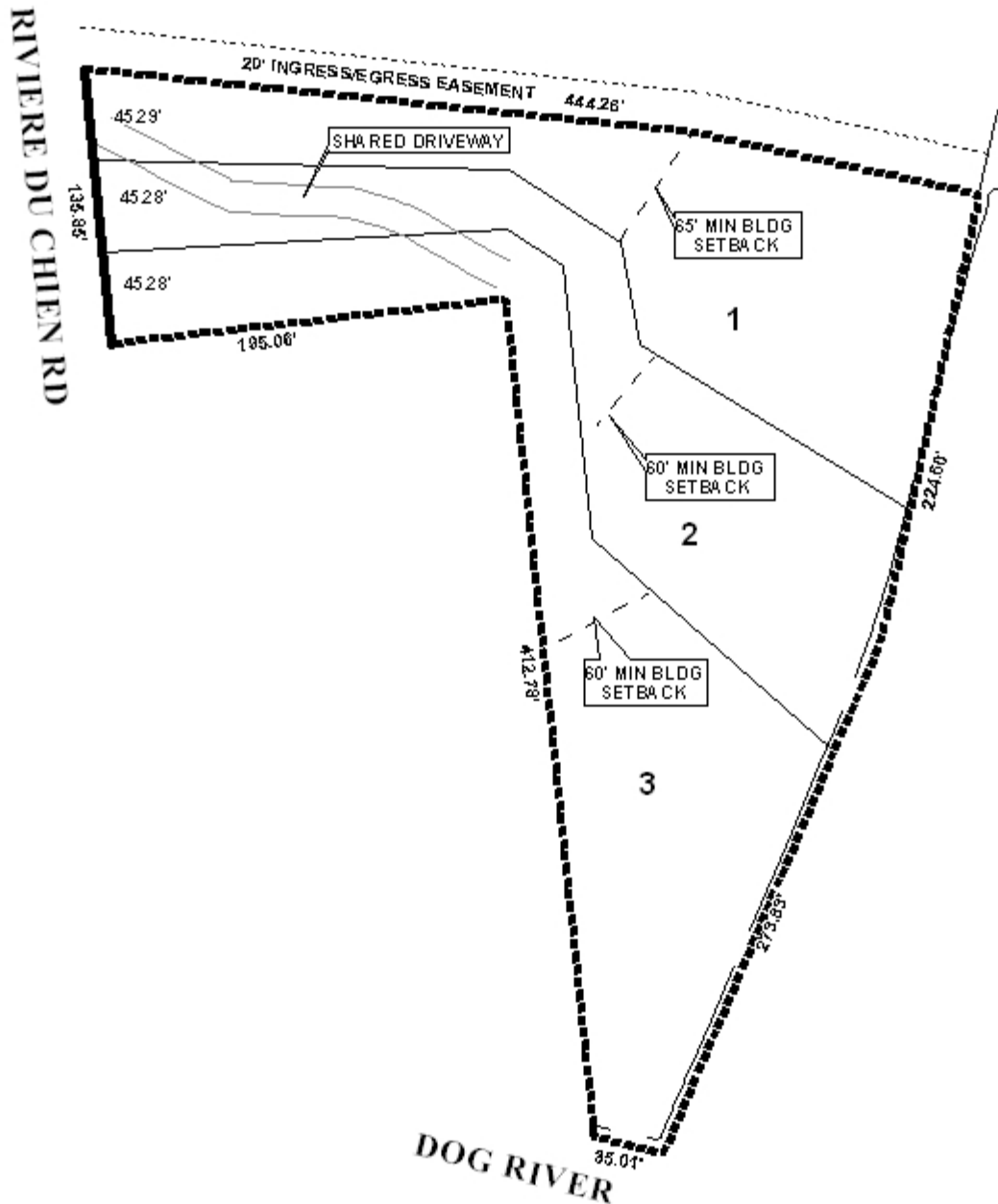
LEGEND

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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