

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

August 14, 2013

Paul White  
2310 Burgett Road  
Mobile, AL 36605

Re: **Case #SUB2013-00064**  
**Whitewater Estates Subdivision**  
2312 Burgett Road  
North side of Burgett Road, 400'± East of River Road.  
2 Lots / 2.5± Acres

Dear Applicant(s)/ Property Owner(s):

At its meeting on August 8, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Retention of the 25-foot minimum setback line and lot size information on the Final Plat;
- 2) Illustration of all easements should be retained on the Final Plat along with a note stating that no permanent structures be constructed in any easement, with the exception of the 50' ingress egress easement which should;
- 3) Placement of a note on the Final Plat stating that Lots 1 and 2 be limited to one curb-cut each, with any changes to the size, design or location to be approved by Traffic Engineering and conform with AASHTO standards;
- 4) The correct bearings of all lot lines should be revised on the Final Plat and in the legal description;
- 5) Compliance with Engineering Comments: *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, required notes, north arrow, vicinity map, legend, existing ROW width, bearings and distances on all property lines) including the seal and signature of an Alabama Professional Land Surveyor. 2. Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. 3. Provide a signature block for the City Engineer and the County Engineer. 4. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water*

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- detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 5. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 6. Show the existing, interior lot lines, and label all of the existing lots and parcels. Existing tax records indicate 3 existing lots encompassed by this proposed subdivision. 7. Revise the Vicinity Map so that the street names are readable. 8. Check the legal description POC. The POC is shown to be at the SE corner of a separate lot that is not part of this subdivision, but is listed as an existing corner of a Lot within the proposed subdivision. 9. Show and label the flood zones and Minimum Finished Floor Elevation (MFFE) for the lots within the AE and/or X-shaded flood zones. 10. Provide the existing ROW width of Burgett Road.);*
- 6) Compliance with Traffic Engineering Comments:** *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards);*
  - 7) Compliance with 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));*
  - 8) Compliance with Fire Department Comments:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile);*
  - 9) Placement of a note on the Final Plat stating:** *(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 the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species);*
  - 10) Placement of a note on the Final Plat stating:** *(Due to the site's potential environmental sensitivity, any improvements must comply with local, state and federal laws regarding development within flood zones.); and*
  - 11) Full compliance with all other municipal codes and ordinances.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

**Whitewater Estates Subdivision**

**August 14, 2013**

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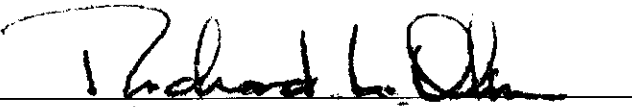
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Byrd Surveying Inc.