

WHITEWATER ESTATES SUBDIVISION

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 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.

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 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.

The preliminary plat illustrates the proposed 2-lot, 2.5 acre \pm subdivision which is located at the north side of Burgett Road, 400' \pm east of River Road, and is in Council District 4. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to create two legal lots by re-subdividing two existing legal lots.

It should be noted that both lots are irregular in shape and appear to be flag lots which were originally approved by the Planning Commission in 1955 as Dixon Place Subdivision. Lots 1 and 2 appear to be compliant with Sections V.D.1. and V.D.2. of the Subdivision Regulations regarding flag lots and lot size and the lot size in square feet should be retained on the Final Plat if approved.

The “pole” portion of Lot 1 is 50 feet \pm wide and 430 feet \pm long and is entirely comprised of an existing 50-foot easement noted on the preliminary plat as ingress & egress to Lot 2 although both lots appear to use the easement for access. Illustration of all easements should be retained on the Final Plat, and a note should be added stating that no permanent structures shall be constructed within any easement.

The proposed lots front Burgett Road, a minor street which does not have curb or gutter; however, since both lots are previously approved legal lots, no dedication should be required. Lots 1 and 2 should be limited to one shared curb-cut, with any changes to the size, design or location to be approved by Traffic Engineering and conform to AASHTO standards.

It should also be noted that there appear to be discrepancies between the directional bearings along the lots boundaries and what is stated in the legal description. The Final Plat should be revised to illustrate the correct bearings of all lot lines.

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.

Finally, it appears that portions of each lot are located within flood zones associated with Dog River. Due to the site’s potential environmental sensitivity, any improvements must comply with local, state and federal laws regarding development within flood zones.

Based upon the preceding, the application is recommended for Tentative Approval, 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;
- 3) Placement of a note on the Final Plat stating that Lots 1 and 2 be limited to one shared curb-cut, 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 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.

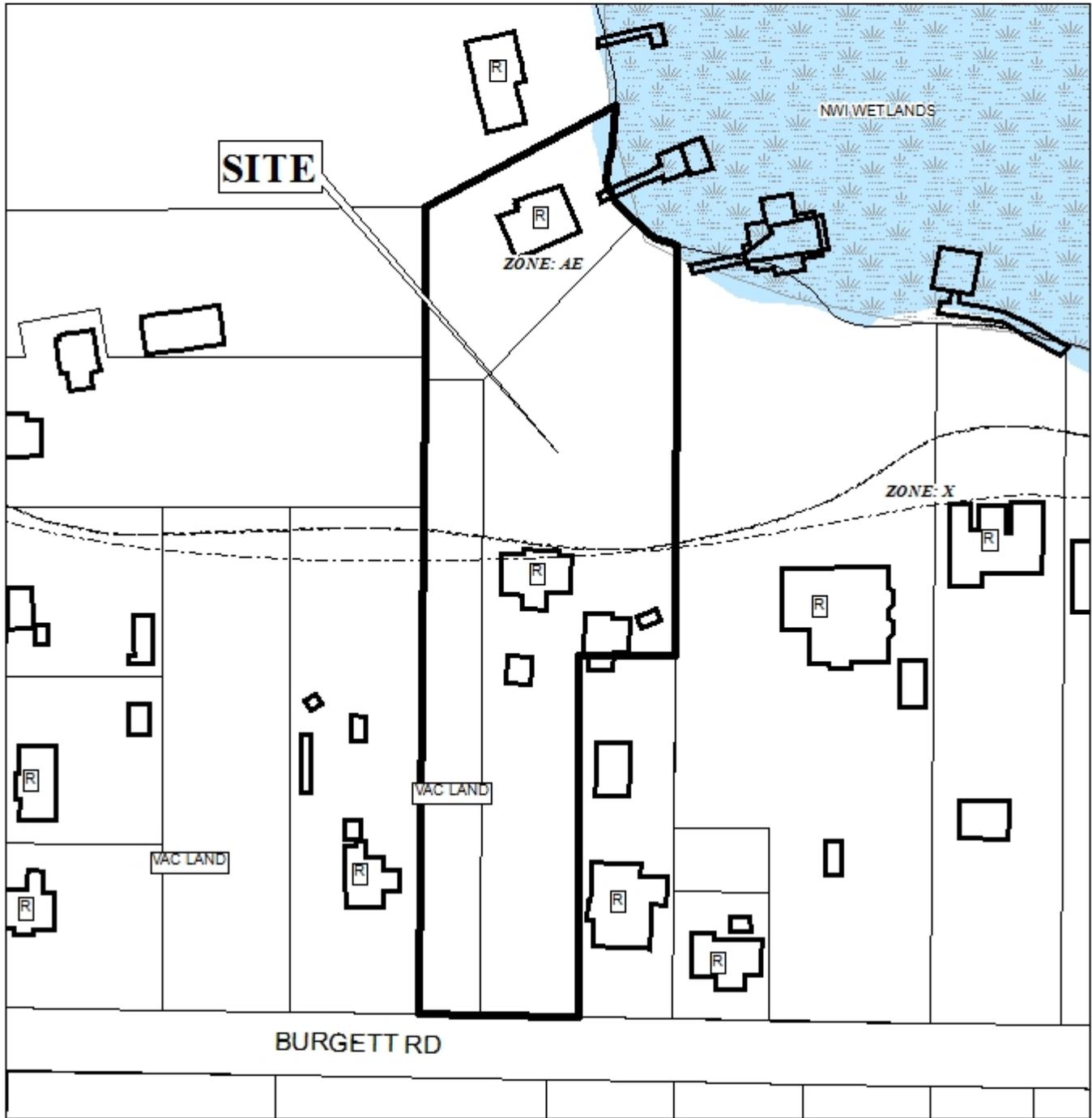
LOCATOR MAP



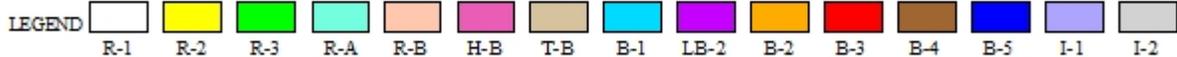
APPLICATION NUMBER 8 DATE August 8, 2013
APPLICANT Whitewater Estates
REQUEST Subdivision



WHITEWATER ESTATES SUBDIVISION



APPLICATION NUMBER 8 DATE August 8, 2013



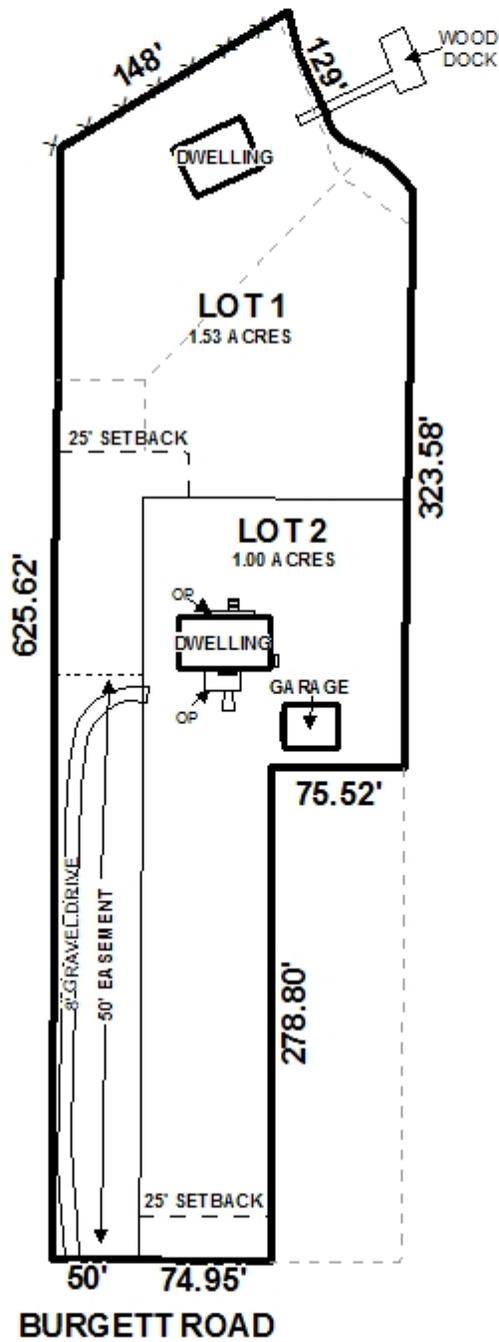
WHITEWATER ESTATES SUBDIVISION



APPLICATION NUMBER 8 DATE August 8, 2013



DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE August 8, 2013
APPLICANT Whitewater Estates
REQUEST Subdivision

