

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 18, 2009

Richard White as Attorney  
For Alice White  
1965 Legere Rd.  
Mobile, AL 36605

**Re: Case #SUB2009-00108 (Subdivision)**  
**White Estates Subdivision**  
2001 Point Legere Road  
(South side of Point Legere Road, 330' ± East of Canal Lane).  
2 Lots / 3.3± Acres

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

At its meeting on September 17, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way along Point Legere Road to provide 25' from the centerline;**
- 2) **illustration of the 25' minimum building setback line as measured from any required dedication;**
- 3) **placement of a note on the final plat stating that each lot is limited to two curb cuts, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **labeling of each lot with its size in acres and square feet, or the furnishing of a table on the final plat providing the same information;**
- 5) **placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 6) **placement of a note on the final plat stating that if NWI wetlands are present on the site, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities; and,**
- 7) **subject to the Engineering comments: *(Show Minimum FFE on each lot shown on plat. Fill is not allowed without City of Mobile Engineering Department approval, which at a minimum requires providing compensation or completing a flood study. Wetland locations must be shown on plat. Any work in wetlands must be permitted through the Corps of Engineers and copies of permits must be provided the City prior to obtaining Land Disturbance Permits. Show the lot line adjacent to the water. Must comply with all stormwater and***

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*flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit).*

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.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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: Rowe Surveying & Engineering Co.