

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 7, 2009

Lakeheron, LLC
3710 Lakeside Ct.
Mobile, Alabama 36693

**Re: Case #SUB2009-00116
Lake Heron Subdivision**

North side of Joy Springs Drive, 470'± West of Lakeside Drive extending to the
South side of Lakeside Drive West, 590'± East of Cottage Hill Road.
4 Lot / 17.3± Acre

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

At its meeting on August 6, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to label the lots in both square feet and acres, or the furnishing of a table on the final plat providing the same information;
- 2) revision of the plat to indicate a 25' minimum building setback lines along all street frontages;
- 3) placement of a note on the final plat stating that all lots are limited to one curb cut each, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the final plat stating that any excavating/filling of the lake must be approved by the City Engineering Department;
- 5) placement of a note on the final plat stating that the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) placement of note on the final plat stating that the 40' natural vegetative buffer is to remain undisturbed; and
- 8) subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a*

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right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer).

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.

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, Inc., Co.