



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

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CITY CLERK
LISA C. LAMBERT

James F. Rose & Gregory L. Winfield
4059 Grand Heron Way
Mobile, AL 36693

Re: Case #SUB2012-00096
Heron Lakes Subdivision, Phase One, Re-subdivision of Lot 39, and Heron Lakes Subdivision, Phase One, Re-subdivision of Lots 40A and 41A of the Re-subdivision of Lots 40 and 41
4055 and 4059 Grand Heron Way
(South side of Grand Heron Way, 75'± West of Grand Heron Court East)
Number of Lots / Acres: 2 Lots / 1.3± Acre
Engineer / Surveyor: Austin Engineering Co. Inc.
Council District 4

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission waived the PUD amendment requirement and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retaining the note on the Final Plat stating that no permanent structures may be built upon the drainage easement;
- 2) retaining the setback and lot size information on the Final Plat;
- 3) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Label/show the existing common property line for lots 39 and 40A. 2. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 3. A signature for the Traffic Engineering Department shall be placed on the Final Plat 4. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045);*);

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- 4) compliance with Fire 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.*);
- 5) approval of all applicable federal, state and local agencies for floodplain issues prior to the issuance of any permits or land disturbance activities; and
- 6) approval of all applicable federal, state and local agencies for wetlands issues, if any, prior to the issuance of any permits or land disturbance activities.

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.

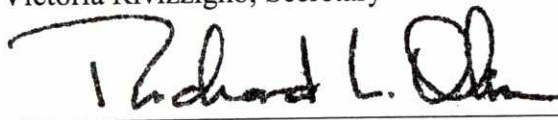
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen

Deputy Director of Planning

cc: Austin Engineering Co., Inc.