

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 2, 2008

Headwaters, LLC
12351 Hwy 188
Grand Bay, AL 36541

**Re: Case #SUB2008-00071
Headwaters Subdivision**

West terminus of Dutchman Woods Drive, extending to the North termini of Silver Maple Drive and Dawes Lake Road East, and extending to the West side of an unopened, unnamed public right-of-way at the West terminus of Nugget Drive.
48 Lots / 108.2+ Acres

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

At its meeting on May 1, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) all roads within the subdivision (including the cul de sac at the terminus of Nugget Drive) be constructed and dedicated to County standards and comply with the 2003 International Fire Code;**
- 2) the approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;**
- 3) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna;**
- 4) the placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of a letter from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the commencement of any land disturbing activities, issuance of any permits/approvals for road construction, or signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 5) the placement of a note on the Final Plat limiting Lots 1, 8, 19, 20, 30, 31, 36, & 37 to one curb cut each, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;**
- 6) revision of the plat to label the lots with the size in square feet, or placement of a table on the plat with the same information;**

- 7) depiction of the 25-foot minimum building setback lines from all street frontages;**
- 8) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and**
- 9) placement of a note on the plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners.**

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 year, or the Tentative Approval will expire.

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.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.
Elizabeth R. & Thomas Latham