

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 21, 2006

Parkway LLC
P. O. Box 6151
Mobile, AL 36606

Re: Case #SUB2006-00120 (Subdivision)

Heron Landing Subdivision

South side of Dauphin Island Parkway, 70'± East of Willowdale Street, extending to the West side of Doyle Street, 600'± South of Dauphin Island Parkway.
20 Lots / 20.7± Acres

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

At its meeting on July 20, 2006, the Planning Commission waived Section V.D.3 and approved the above referenced subdivision subject to the following conditions:

- 1) **depiction and labeling of all drainage and sanitary sewer easements on the final plat;**
- 2) **depiction and labeling of FEMA flood zones and required finished floor elevation information on the final plat;**
- 3) **revision of the plat to include the phrase “future development” across all lots not proposed for inclusion in first phase of the subdivision;**
- 4) **placement of a note on the final plat stating that proposed lots 18-20 shall not be recorded until the zoning issues for lots 18 and 19 are resolved;**
- 5) **placement of a note on the plat stating that lot 5 is denied access to Doyle Street, and that lot 1 is denied direct access to Dauphin Island Parkway;**
- 6) **placement of a note on the plat stating that lot 20 is denied direct access to the proposed street, if it remains commercially zoned, and that the number, size and location of any curb-cuts onto Dauphin Island Parkway must be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards, however, if lot 20 is rezoned to a residential designation, it shall be denied access to Dauphin Island Parkway;**
- 7) **revision of the plat to depict a 55-foot setback line, as measured from the centerline of Doyle Street, for lot 5;**
- 8) **revision of the plat to depict the 25-foot minimum building setback line from the right-of-way for all lots;**

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- 9) placement of a note on the final plat stating that the design and location of the proposed road intersection with Dauphin Island Parkway be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;**
- 10) placement of a note on the final plat stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities; and**
- 11) full compliance with all other municipal codes and ordinances.**

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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.