

## **HERON LAKES SUBDIVISION, PHASE ONE,** **RESUBDIVISION OF LOT 85**

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 0.3± acre, one-lot subdivision that is located at 1165 Heron Lakes Circle, on the North side of Heron Lakes Circle (South), 130'± West of Grand Heron Way, and is located within Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to remove a previously recorded 40-foot rear setback, and to record a 30-foot setback there instead.

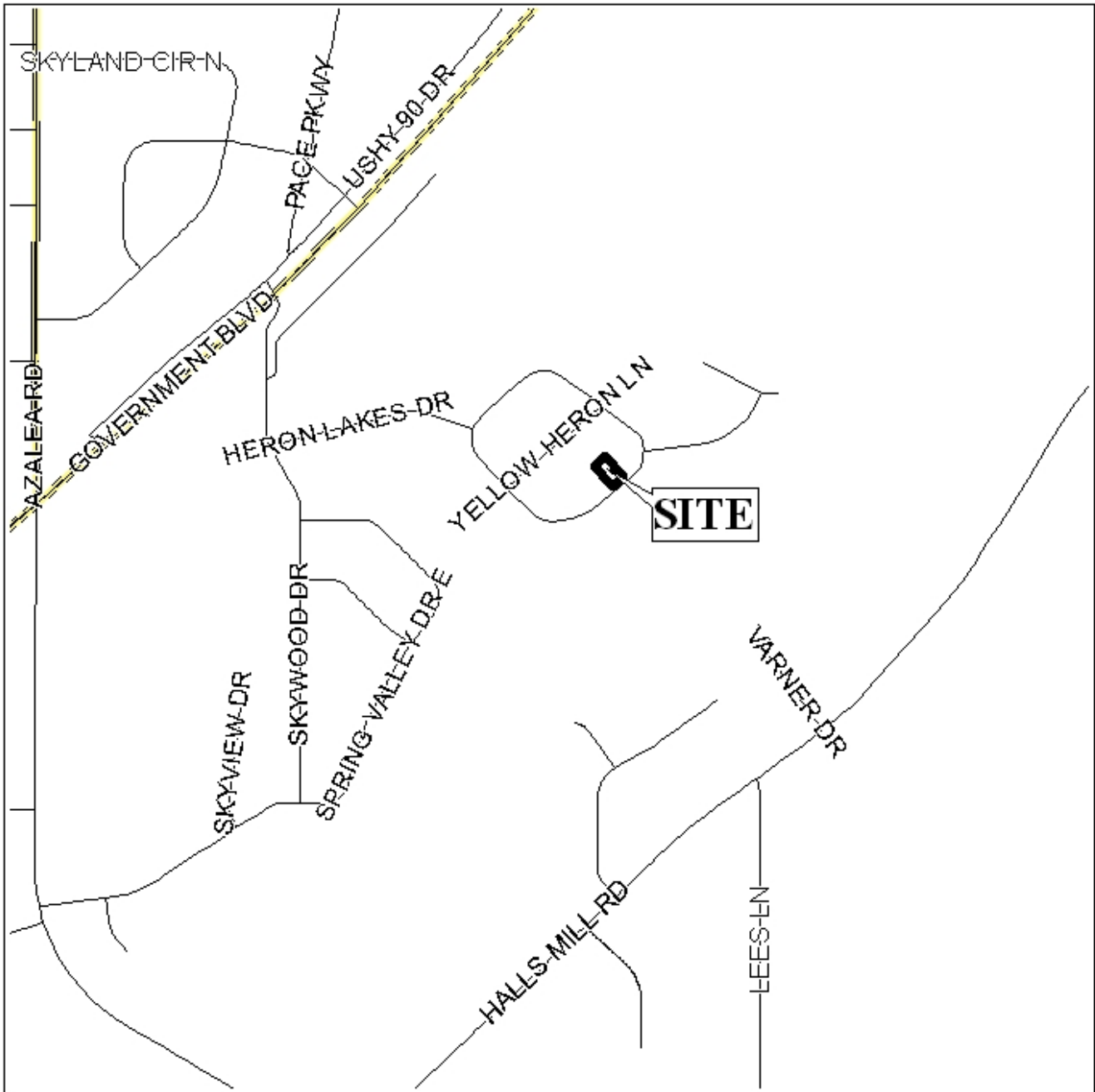
The Zoning Ordinance would only require a 8-foot rear setback; the larger setbacks were not required by the Planning Commission but were recorded by the developer. However, a new subdivision is required to change the recorded setback.

Since the subdivision was recorded, several lots have been considered for Resubdivision to alter the recorded setbacks. As the site would meet the City's requirements and not appear to negatively impact the neighborhood, allowing a 30-foot rear setback would be appropriate.

Heron Lakes Circle has a 50-foot right-of-way, so no dedication is required.

Based on the preceding, the plat is recommended for Tentative Approval.

## LOCATOR MAP



APPLICATION NUMBER 6 DATE August 17, 2006  
APPLICANT Heron Lakes Subdivision, Phase One, Resubdivision of Lot 85  
REQUEST Subdivision



NTS

HERON LAKES SUBDIVISION, PHASE ONE, RESUBDIVISION OF LOT 85



APPLICATION NUMBER 6 DATE August 17, 2006

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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