

**HERON LAKES SUBDIVISION, PHASE ONE,**  
**RESUBDIVISION OF LOT 39, AND**  
**HERON LAKES SUBDIVISION, PHASE ONE,**  
**RESUBDIVISION OF LOTS 40A AND 41A OF THE**  
**RESUBDIVISION OF LOTS 40 AND 41**

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).

Traffic Engineering Comments: Driveway number, size, 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 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.

The plat illustrates the proposed 1.3 acre  $\pm$ , 2 lot subdivision which is located on South side of Grand Heron Way, 75'+ West of Grand Heron Court East, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of the proposed subdivision is to adjust one interior lot lines, which will affect two existing lots. Specifically, the property line between Lot 39 and Lot 40A will be moved from the center of the existing drainage easement so that the line is essentially perpendicular to Grand Heron Way, instead of at an angle following the drainage easement. A similar request was approved by the Planning Commission at its June 1, 2006 meeting, but the plat was never recorded.

Normally, the resubdivision of lots within a Planned Unit Development (PUD), including the adjustment of property lines, would require the amendment of the PUD that specifies the conditions of site development. Since this application is for a minor interior property line

adjustment, and no changes to site coverage or setbacks are proposed, it is recommended that this requirement be waived by the Planning Commission, as was done in 2006.

Due to the existence of a drainage easement and the realignment of the property lines, a note should be placed on the Final Plat, if approved, stating that no permanent structures such as homes or swimming pools may be built on the drainage easement: a similar note exists on the preliminary plat. It should be noted that the City reserves the right to access the easement as necessary.

The southern portion of the site is bounded by Montlimar Creek, and wetlands associated with the creek may occur on a portion of the site. The site, additionally, may be partially located in the "floodway" flood zone as depicted on FEMA maps, and thus may be subject to flooding. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

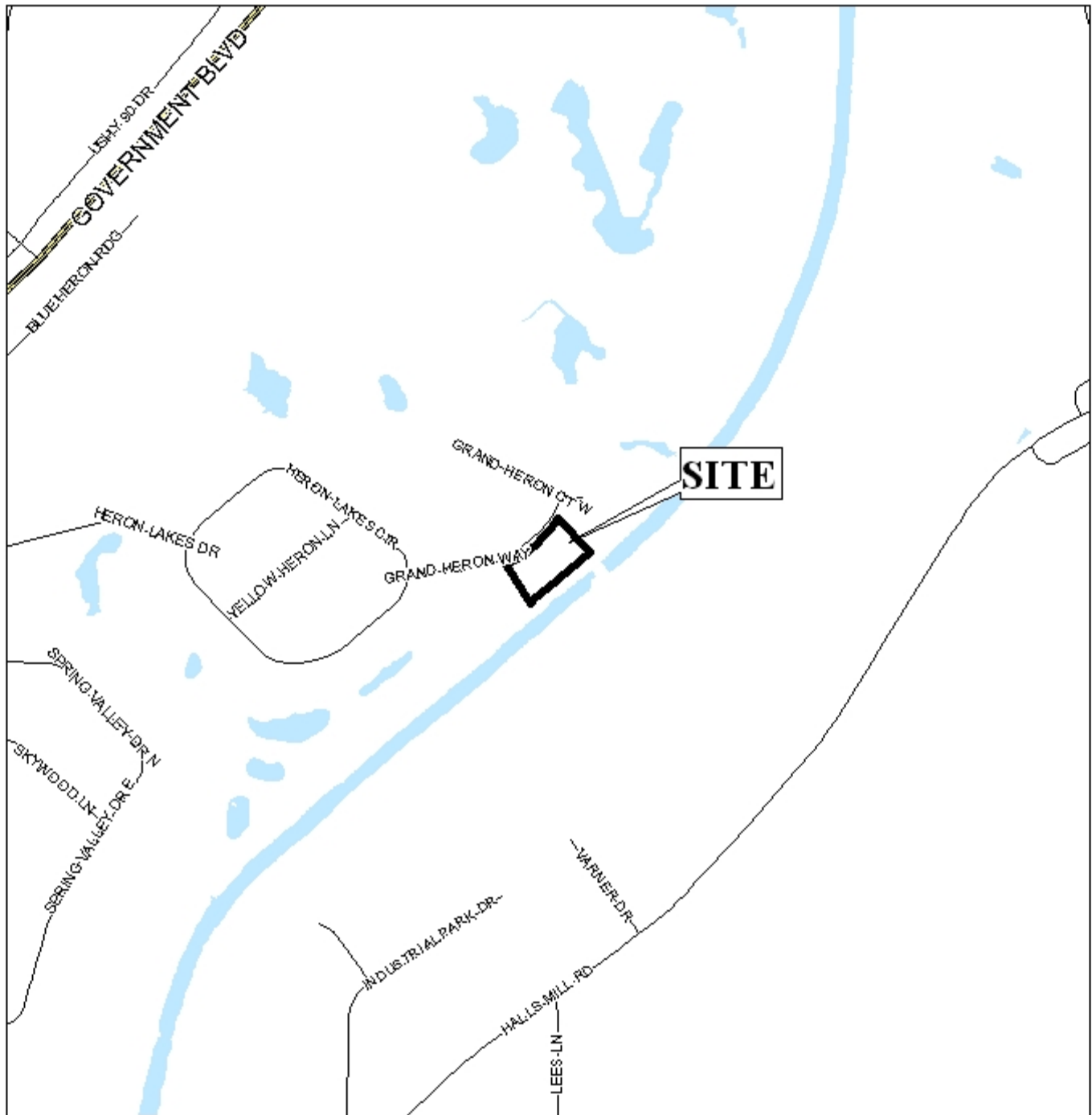
Front and rear building setbacks are depicted on the preliminary plat, and should be retained on the final plat. The depicted setbacks are in keeping with the approved PUD for the development, and are greater than those required by the Subdivision Regulations.

Lot size information in acres and square feet are depicted on the preliminary plat, and should be retained on the final plat.

Based upon the preceding, and with a waiver of the PUD amendment requirement, the application is recommended for Tentative Approval, 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));*
- 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.

## LOCATOR MAP



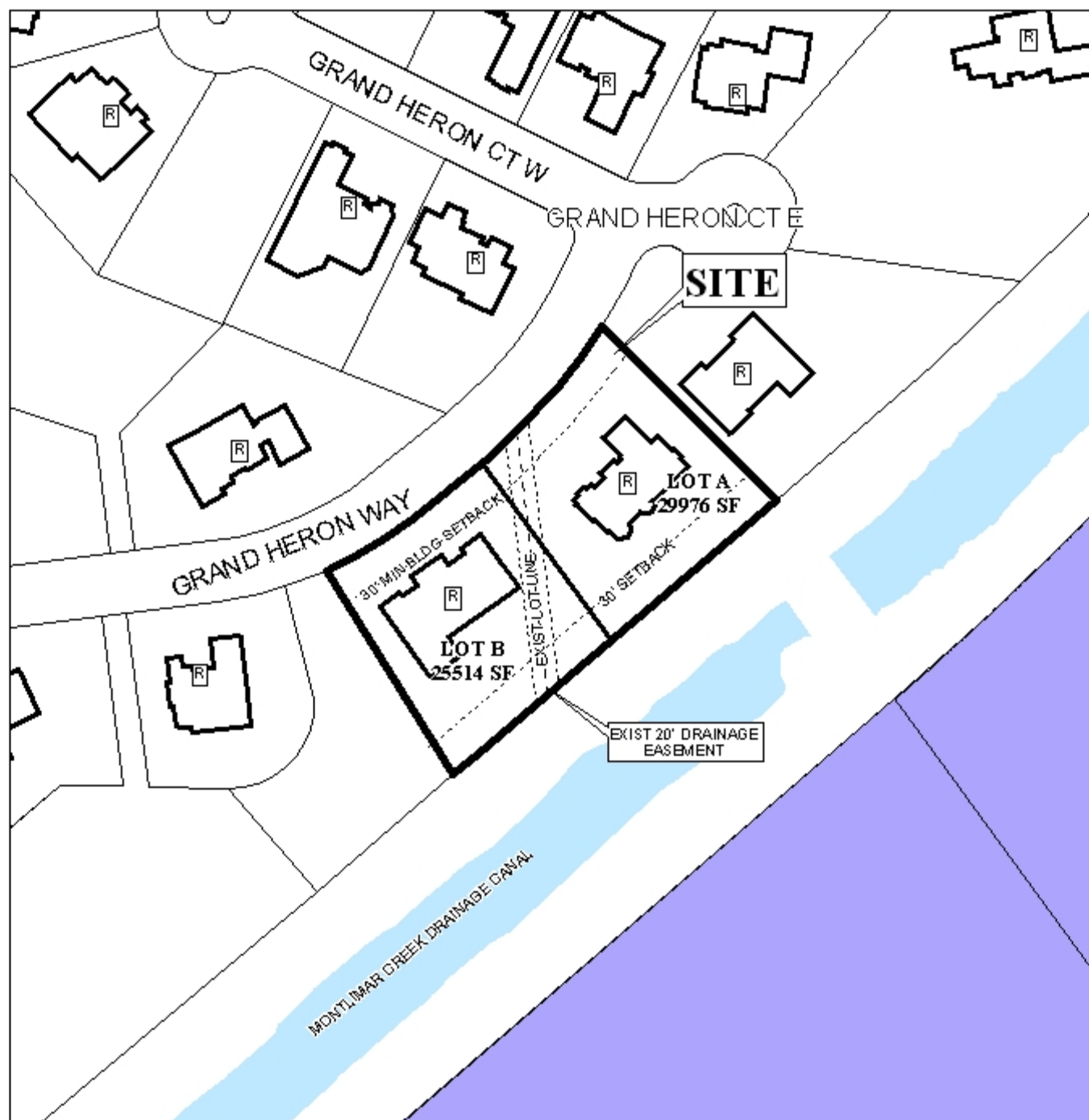
APPLICATION NUMBER 10 DATE December 6, 2012

APPLICANT Heron Lakes Subdivision, Phase One, Resubdivision of Lot 39, and Heron Lakes Subdivision, Phase One, Resubdivision of Lots 40A and 41A of the Resubdivision of Lots 40 and 41

REQUEST Subdivision



HERON LAKES SUBDIVISION, PHASE ONE, RESUBDIVISION OF LOT 39, AND HERON LAKES SUBDIVISION,  
PHASE ONE, RESUBDIVISION OF LOTS 40A AND 41A OF THE RESUBDIVISION OF LOTS 40 AND 41

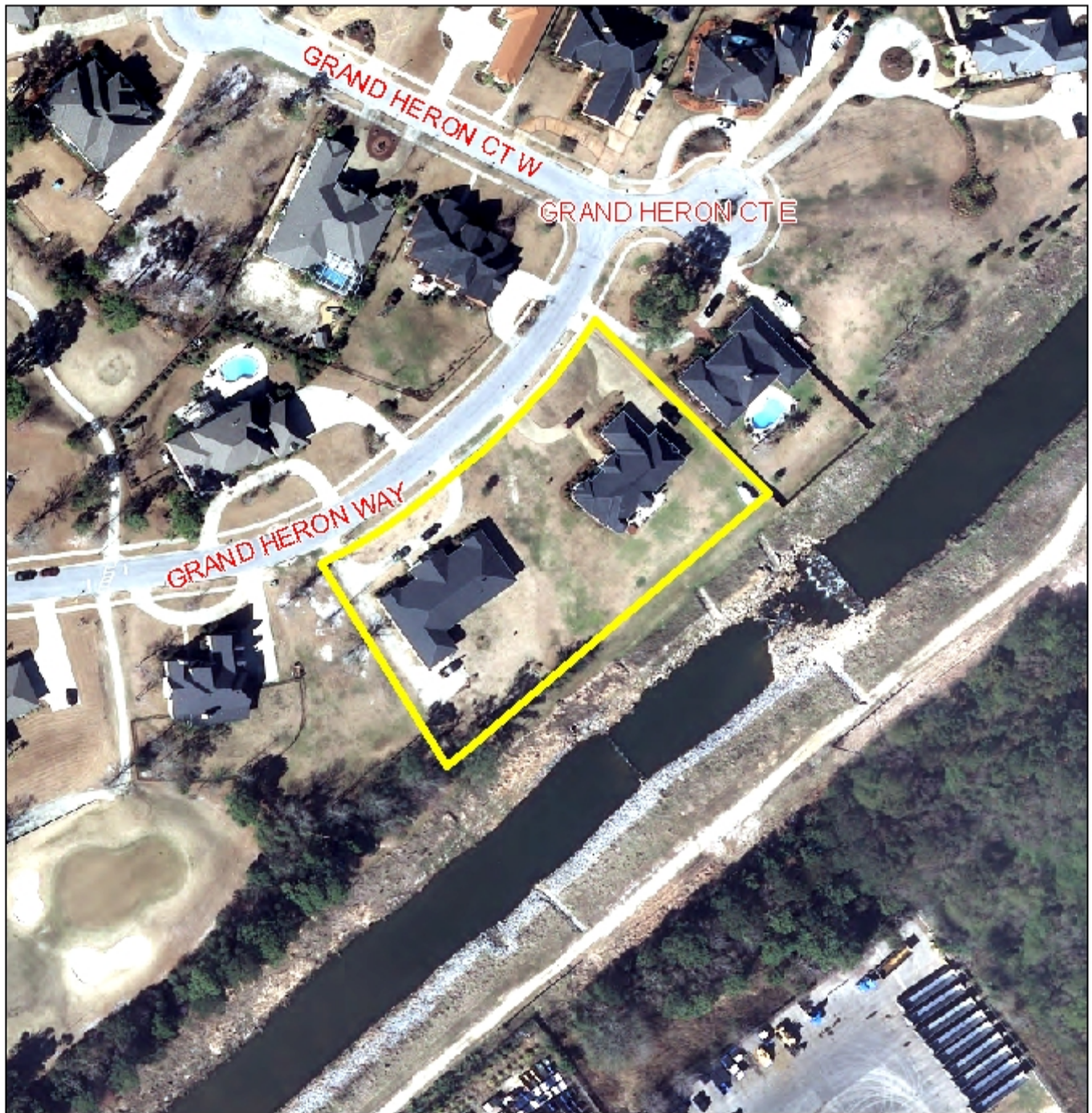


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