

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: Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

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 One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 1.8 acre \pm , 3 lot subdivision which is located on the South side of Grand Heron Way, 80' \pm West of Grand Heron Court East, and is in Council District 4. The subdivision is served by both public water and sanitary sewer.

The purpose of the proposed subdivision is to adjust two interior lots lines, which will affect three 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. The applicants believe that *"it would enhance both lots to have a boundary closer to a 90 degree angle from the road."* The property line between Lot 40A and Lot 41A will also be adjusted westward as part of this subdivision in order to accommodate an existing driveway that services an existing residence on Lot 40A. Lots 40A and 41A were created as part of an approved two-lot subdivision in 2003, which was for the adjustment of the interior property line between two existing lots.

Normally, the resubdivision of lots, including the adjustment of property lines, would require the amendment of the planned unit development that specifies the conditions of site development. Since this application is for minor interior property line adjustments, and no changes to site

coverage or setbacks is proposed, it is recommended that this requirement be waived by the Planning Commission.

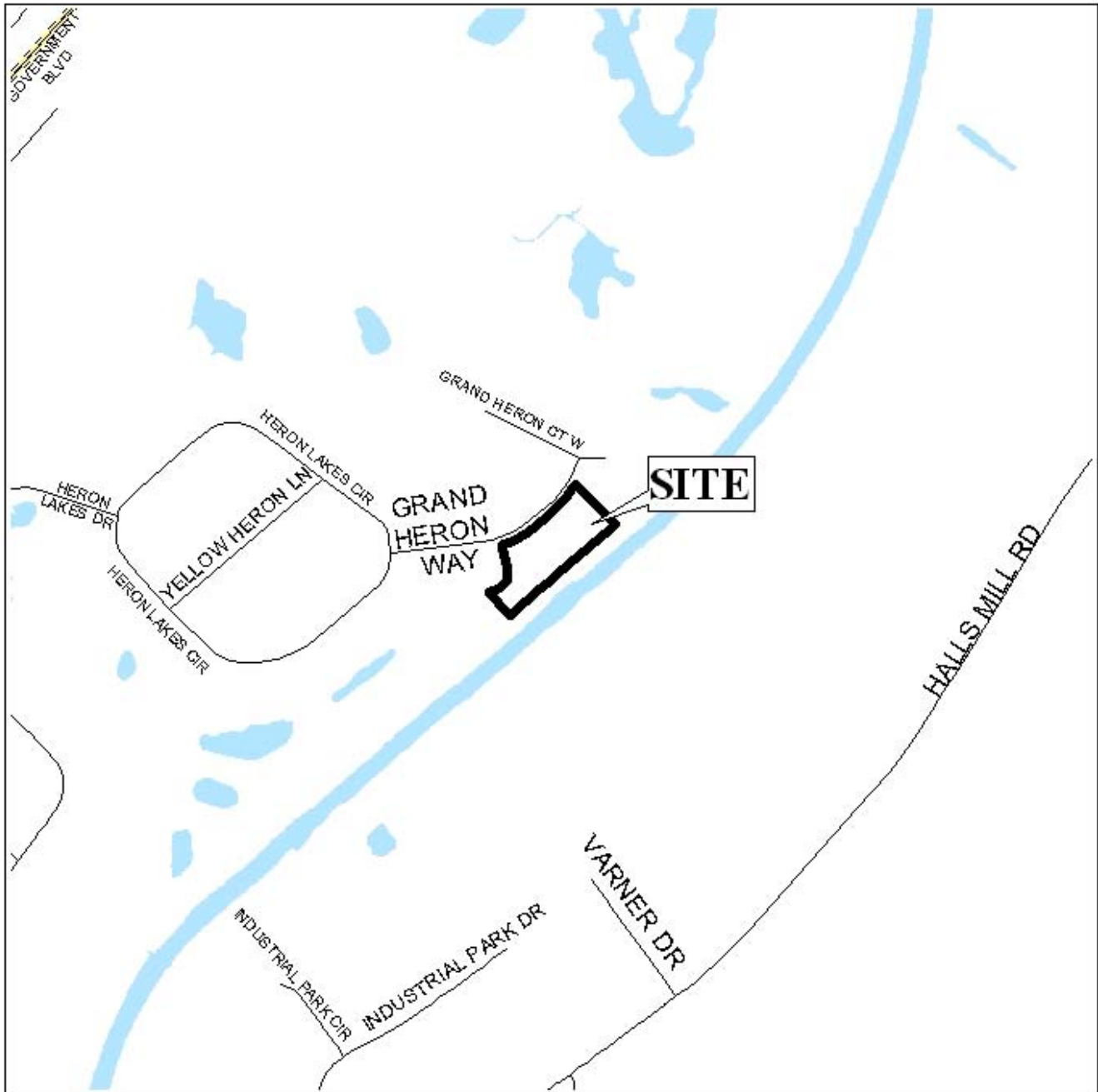
The legal description on the preliminary plat contains an error, and should be revised before filing of the Final Plat, if approved.

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. 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.

With a waiver of the PUD amendment requirement, the application is recommended for Tentative Approval, subject to the following conditions: 1) correction of the legal description; 2) placement of a note on the Final Plat stating that no permanent structures may be built upon the drainage easement; and 3) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities.

LOCATOR MAP

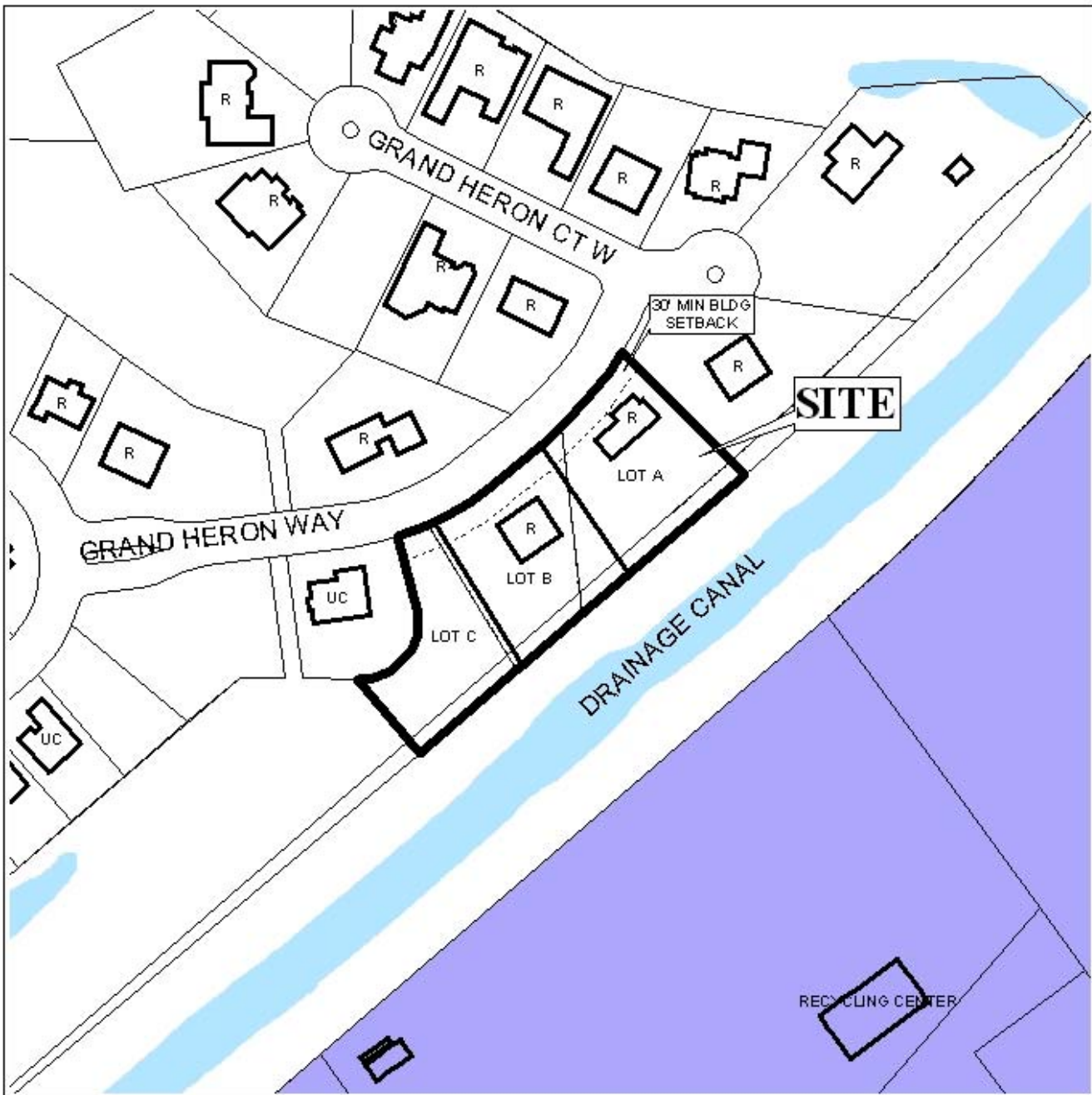


APPLICATION NUMBER 13 DATE June 1, 2006
APPLICANT HERON LAKES SUBDIVISION, PHASE ONE, RESUBDIVISION OF LOT 39,
AND HERON LAKES SUBDIVISION, PHASE ONE, RESUBDIVISION
OF LOTS 40A AND 41A OF THE RESUBDIVISION OF LOTS 40 AND 41
REQUEST Subdivision



NTS

**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**



APPLICATION NUMBER 13 DATE June 1, 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
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

N
NTS