



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 13, 2013

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE-PRESIDENT-DISTRICT 1

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DISTRICT 4

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DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA LAMBERT

Jason Bunch
85 Schillinger Road North
Mobile, AL 36606

Re: **Case #SUB2013-00113 (Subdivision)**
Heron Lakes Subdivision, Phase One, Resubdivision of Lot 38, Resubdivision of Lot 2
1084 Grand Heron East
South terminus of Grand Heron Court East.
1 Lot / 0.3± Acre

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

At its meeting on November 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) *Submission of documentation that the existing storm water facilities are adequate to handle the additional lot, to be approved by City Engineering Department prior to the signing of the Final Plat;*
- 2) *Retention of the lot size information and all setbacks on the Final Plat;*
- 3) *Placement of a note on the Final Plat limiting Lot 2 to one curb cut with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;*
- 4) *Placement of a note on the Final Plat stating: (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species);*
- 5) *Compliance with Engineering Comments: (The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Add a note to the Plat stating that storm water detention will be required for 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). b. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. c. Provide the*

**Heron Lakes Subdivision, Phase One, Resub. of Lot 38, Resub. of Lot 2
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Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);

- 6) Compliance with Traffic Engineering Comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 7) Compliance with 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.);*
- 8) Compliance with 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).);*
- 9) Completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction;*
- 10) Submission of a revised PUD site plan prior to the signing of the Final Plat;*

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 (1) 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: The Coleman Engineering Group of McCrory & Williams, Inc.



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DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA LAMBERT

Jason Bunch
85 Schillinger Road North
Mobile, AL 36608

Re: **Case #SUB2013-02446 (Planned Unit Development)**
Heron Lakes Subdivision, Phase One, Resubdivision of Lot 38, Resubdivision of Lot 2

1084 Grand Heron East

South terminus of Grand Heron Court East.

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage and reduced setbacks.

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

At its meeting on November 7, 2013, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow increased site coverage and reduced setbacks.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) *Submission of documentation that the existing storm water facilities are adequate to handle the additional lot, to be approved by City Engineering Department prior to signing of the Final Plat;*
- 2) *Labeling of the maximum site coverage (36%) allowed for Lot 2 on the PUD Site Plan;*
- 3) *Retention of the lot size information and all setbacks for Lot 2 on the revised PUD site plan;*
- 4) *Submission of two copies of the revised PUD site plan to the prior to the signing of the Final Plat;*
- 5) *Compliance with Engineering Comments: (1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A complete set of construction*

plans for any proposed site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.);

- 6) Compliance with Traffic Engineering Comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards);*
- 7) Compliance with 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.);*
- 8) Compliance with 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).);*
- 9) Completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction; and*
- 10) Full compliance with all other codes and ordinances.*

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: The Coleman Engineering Group of McCrory & Williams, Inc.