

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 17, 2009

Keith and Mary McGraw
235 SeaPointe Loop
Dauphin Island, AL 36528

Re: Case #SUB2009-00107 (Subdivision)
Heron Lakes Subdivision, Revision of Lot 93, Phase I
4183 Heron Lakes Drive
(South side of Heron Lakes Drive, 385'± East of Skywood Drive).
1 Lot / 0.2 ± Acre

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

At its meeting on July 16, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the site is limited to one curb cut to Heron Lakes Drive, with the size, location, and design to be approved by Traffic Engineering and in conformance to AASHTO standards;**
- 2) submission of documentation that the existing storm water facilities are adequate to handle the increased site coverage (including all previously approved increases), to be approved by City Engineering Department prior to signing of the final plat; and**
- 3) placement of a note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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 (DXF or DWG – AutoCAD 2007 compatible) 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; and,

Heron Lakes Subdivision, Revision of Lot 93, Phase I

July 17, 2009

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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: Don Williams Engineering
Regina McGraw Hinote

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 17, 2009

Keith and Mary McGraw
235 SeaPointe Loop
Dauphin Island, AL 36528

Re: Case #ZON2009-01605 (Planned Unit Development)
Heron Lakes Subdivision, Revision of Lot 93, Phase I
4183 Heron Lakes Drive
(South side of Heron Lakes Drive, 385'± East of Skywood Drive).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow construction of a single family residential home with
40.6% site coverage.

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

At its meeting on July 16, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow construction of a single family residential home with 40.6% site coverage.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) completion of the Subdivision process;**
- 2) submission of documentation that the existing storm water facilities are adequate to handle the increased site coverage (including all previously approved increases), to be approved by City Engineering Department prior to signing of the Final Plat; and**
- 3) full compliance with all municipal codes and ordinances.**

Heron Lakes Subdivision, Revision of Lot 93, Phase I

July 17, 2009

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Don Williams Engineering