

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 22, 2008

Lawler and Company
8975 Dawes Lane North
Mobile, AL 36619

Re: Case#SUB2008-00169 (Subdivision)
Alabama Bulk Terminal Subdivision
195 Cochrane Causeway
(East and West sides of Cochrane Causeway, 585'± North of Dunlap Drive).
2 Lots / 85.1± Acres

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

At its meeting on August 21, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the plat to depict the 25-foot minimum building setback line along the Sixth Street right-of-way (if determined to be a public right-of-way);**
- 2) **placement of a note on the plat stating that Lots 1 and 2 are limited to the two (2) respective existing curb-cuts onto Cochrane Causeway, and denied access to Sixth Street, and that any changes to the size, design and location of the curb-cuts are to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;**
- 3) **compliance with Engineering comments (*Show Minimum FFE on plans and plat for all lots located within special flood hazard areas. Need to submit a flood proofing plan if the FFE is proposed to be below Min FFE. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);**
- 4) **placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 5) **placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for floodplain and wetland issues, if any, prior to the issuance of any permits or land disturbance activities; and**

6) submittal of revised PUD and Planning Approval site plans prior to the signing of the Subdivision plat or application for building permits.

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 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.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Alabama Bulk Terminal Company

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 22, 2008

Lawler and Company
8975 Dawes Lane North
Mobile, AL 36619

Re: Case #ZON2008-01894 (Planned Unit Development)
Alabama Bulk Terminal Subdivision
195 Cochrane Causeway
(East and West sides of Cochrane Causeway, 585' ± North of Dunlap Drive).
Planned Unit Development Approval to allow multiple structures on two building sites.

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

At its meeting on August 21, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow multiple structures on two building sites.

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

- 1) **revision of the site plan to show the 25-foot minimum building setback line along Sixth Street (if determined to be a public right-of-way);**
- 2) **revision of the site plan to depict the location of any required parking for a 2,500 square foot office building;**
- 3) **revision of the site plan to depict and label a dumpster, if provided, or to include a note stating that garbage is disposed of via a private service;**
- 4) **compliance with Engineering comments (*Show Minimum FFE on plans and plat for all lots located within special flood hazard areas. Need to submit a flood proofing plan if the FFE is proposed to be below Min FFE. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);**
- 5) **placement of a note on the site plan stating that a new PUD application will be required for any additional development on the site;**
- 6) **provision of a revised site plan (overall, East side and West side) to the Planning Section of Urban Development prior to the signing of the Subdivision plat, and prior to the application for building permits.**

Alabama Bulk Terminal Subdivision
August 22, 2008
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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 22, 2008

Lawler and Company
8975 Dawes Lane North
Mobile, AL 36619

Re: Case #ZON2008-01895 (Planning Approval)
Alabama Bulk Terminal Subdivision
195 Cochrane Causeway
(East and West sides of Cochrane Causeway, 585'± North of Dunlap Drive).
Planning Approval to allow the expansion of an existing petroleum oil bulk terminal and distribution facility in an I-2, Heavy Industry District, to include a 2,500± square-foot office building.

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

At its meeting on August 21, 2008, the Planning Commission considered for Planning Approval the site plan to allow the expansion of an existing petroleum oil bulk terminal and distribution facility in an I-2, Heavy Industry District, to include a 2,500± square-foot office building.

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

- 1) revision of the site plan to show the 25-foot minimum building setback line along Sixth Street (if determined to be a public right-of-way);
- 2) revision of the site plan to depict the location of any required parking for a 2,500 square foot office building;
- 3) revision of the site plan to depict and label a dumpster, if provided, or to include a note stating that garbage is disposed of via a private service;
- 4) compliance with Engineering comments (*Show Minimum FFE on plans and plat for all lots located within special flood hazard areas. Need to submit a flood proofing plan if the FFE is proposed to be below Min FFE. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);

Alabama Bulk Terminal Subdivision

August 22, 2008

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- 5) placement of a note on the site plan stating that a new Planning Approval application will be required for any additional development on the site;**
- 6) provision of a revised site plan (overall, East side and West side) to the Planning Section of Urban Development prior to the signing of the Subdivision plat, and prior to the application for building permits.**

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 22, 2008

Lawler and Company
8975 Dawes Lane North
Mobile, AL 36619

Re: Case #ZON2008-01896 (Sidewalk Waiver)
Alabama Bulk Terminal Subdivision
195 Cochrane Causeway
(East and West sides of Cochrane Causeway, 585'± North of Dunlap Drive).
Request to waive construction of sidewalks along both sides of Cochrane
Causeway.

Dear Applicant(s):

At its meeting on August 21, 2008, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to approve this request to waive construction of a sidewalk.

If you have any questions regarding this action, please call this office at (251) 208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning