



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

REVISED

May 30, 2014

Omar, Inc.
P.O. Box 143
Wilmer, AL 36587

Re: Case #SUB2014-00033 (Subdivision)
Tilcor Subdivision
5442 U.S Highway 90 West
(West side of U.S. Highway 90 West, 325± North of Tillmans Corner Parkway).
2 Lots / 0.9±

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

At its meeting on May 15, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the 60' minimum building setback line on the Final Plat;
- 2) retention of the labeling of lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that Lot B is limited to one right in only curb-cut and Lot A is limited to one curb-cut onto U.S Highway 90 West, with the size, design, and location to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;
- 4) retention of the labeling of the right-of-way width of U.S Highway 90;
- 5) submission of a sidewalk waiver prior to the signing of the Final Plat;
- 6) placement of a note on the Final 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;
- 7) compliance with Engineering comments: "The following comments should be addressed prior to acceptance and signature by the City Engineer: A.

Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - # 91) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. I. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.”;

- 8) compliance with Traffic Engineering comments: “US Highway 90 is an ALDOT maintained roadway. Each lot should be limited to one curb-cut each, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. The southern driveway has been revised to show an improved radius on the south side of the driveway. Prior to issuance of any permits, the applicant will need to provide verification from ALDOT regarding their approval of the driveway modifications. If the cross-access to the shopping center west of this site is to be maintained, the access point will need to be reconstructed with proper ingress/egress. Currently it appears as though extra asphalt was laid to transition over the curb from the shopping center. The current PUD site plan is unclear regarding this connection, as the asphalt stops short of the existing curb and the new 6” concrete curb on-site does not connect to the existing curb in the shopping center parking lot. Two handicap spaces are listed on the parking data table, however only one is illustrated. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”;

Tilcor Subdivision

May 30, 2014

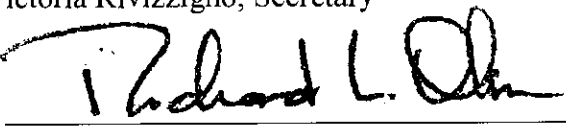
- 9) **compliance with Urban Forestry comments: "Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).";**
- 10) **compliance with Fire comments: "All projects 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."**
- 11) **submission of 2 copies of a revised PUD site plan prior to the signing of the Final Plat.**

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: Byrd Surveying, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

REVISED

May 30, 2014

Omar, Inc.
P.O. Box 143
Wilmer, AL 36587

Re: Case #ZON2014-00733 (Planned Unit Development)
Tilcor Subdivision
5442 U.S Highway 90 West
(West side of U.S. Highway 90 West, 325± North of Tillmans Corner Parkway).
Planned Unit Development Approval to allow multiple buildings on a single building site and shared access.

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

At its meeting on May 15, 2014, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site and shared access.

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

- 1) retention of the 60' minimum building setback line;
- 2) retention of the frontage trees and perimeter trees on the site plan;
- 3) retention of the "Landscaping Data" chart depicting the total landscaping and frontage landscaping calculations;
- 4) retention of the lot sizes in square feet and acres;
- 5) placement of a note on the Final Plat stating that Lot B is limited to one right in only curb-cut and Lot A is limited to one curb-cut onto U.S Highway 90 West, with the size, design, and location to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;
- 6) retention of the dumpsters on the site plan;
- 7) retention of the note on the site plan stating dumpsters will be enclosed on all three sides and connected to sanitary sewer;
- 8) retention of the 24' wide drive aisles as depicted on the site plan;
- 9) submission of a sidewalk waiver prior to the approval of any permits;

- 10) labeling of the right-of-way width of U.S Highway 90 West on the site plan;
- 11) revise site plan to remove one of the dashed lines to indicate the center property line between Lot A and Lot B matching the proposed subdivision;
- 12) revise site plan to show all existing and proposed features, including the freestanding sign in the parking space;
- 13) revise the "Parking Data" table to coincide with the number of parking spaces depicted on the site plan;
- 14) modify existing and proposed parking spaces to provide one 9-foot wide van accessible parking space with a 7- foot wide access aisle, and appropriate signage;
- 15) 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. Any and all proposed land disturbing activity within the property will need to be submitted for review and 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. 3. Add a note to the PUD Plan stating that the proposed development must comply with the following Engineering Department Policy Letters: i. 5-13-2009 Policy Letter(Car wash drains and dumpster pads to drain to Sanitary Sewer System)";
- 16) compliance with Traffic Engineering comments: "US Highway 90 is an ALDOT maintained roadway. Each lot should be limited to one curb-cut each, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. The southern driveway has been revised to show an improved radius on the south side of the driveway. Prior to issuance of any permits, the applicant will need to provide verification from ALDOT regarding their approval of the driveway modifications. If the cross-access to the shopping center west of this site is to be maintained, the access point will need to be reconstructed with proper ingress/egress. Currently it appears as though extra asphalt was laid to transition over the curb from the shopping center. The current PUD site plan is unclear regarding this connection, as the asphalt stops short of the existing curb and the new 6" concrete curb on-site does not connect to the existing curb in the shopping center parking lot. Two handicap spaces are listed on the parking data table, however only one is illustrated. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.";
- 17) 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).";

Tilcor Subdivision PUD
May 30, 2014

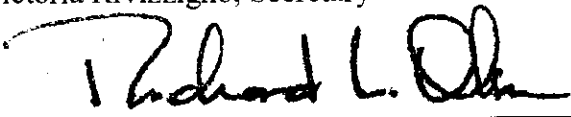
- 18) compliance with Fire comments: "All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.";**
- 19) lighting of the entire site to comply with Sections 64-4.A.2. and 64-6.A.8 of the Zoning Ordinance, which will include the submission of a photometric plan at the time of a land disturbance permit; and**
- 20) full compliance with all other municipal 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: Byrd Surveying, Inc.