

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 7, 2011

Hydrocarbon of Mobile, LLC
454 Dauphin Street
Mobile, AL 36602

Re: Case #SUB2011-00111 (Subdivision)

Hydrocarbon of Mobile Subdivision

North side of Paper Mill Road, 315'± East of Woodland Avenue North and extending East to Chickasaboug Creek.

Number of Lots / Acres: 3 Lots / 53.0 Acres±

Engineer / Surveyor: McCrory & Williams, Inc.
Council District 2

Dear Applicant(s):

At its meeting on October 6, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that the size, location and design of curb cuts to Lots 1 & 2 to be approved Traffic Engineering and conform to AASHTO Standards;**
- 2) **depiction of the 25' minimum building setback line along all frontages prior to signing the Final Plat;**
- 3) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies regarding flood zone compliance issues would be required prior to the issuance of any permits;**
- 4) **labeling of the lots with its sizes in square feet, or the provision a table on the plat with the same information; and,**
- 5) **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.**

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

Hydrocarbon of Mobile Subdivision

October 7, 2011

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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.

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: Alabama State Port Authority
McCrory Williams, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 7, 2011

Hydrocarbon of Mobile, LLC
454 Dauphin Street
Mobile, AL 36602

Re: Case #ZON2011-02291 (Planned Unit Development)

Hydrocarbon of Mobile Subdivision

North side of Paper Mill Road, 315'± East of Woodland Avenue North and extending East to Chickasaboug Creek.

Planned Unit Development Approval to allow multiple buildings on a single building site.

Council District 2

Dear Applicant(s):

At its meeting on October 6, 2011, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- 1) submission of a new Planned Unit Development (PUD) application prior to the development of any lots;**
- 2) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies regarding flood zone compliance issues would be required prior to the issuance of any permits;**
- 3) placement of a note on the site plan 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;**
- 4) the submission of two (2) copies of the revised Planned Unit Development (PUD) site plan illustrating all conditions for recommendation of approval; and,**
- 5) full compliance with all municipal codes and ordinances.**

Hydrocarbon of Mobile Subdivision

October 7, 2011

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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: Alabama State Port Authority
McCrary & Williams, Inc.